GENERAL PLAN AMENDMENT REPORT
FOR:

ESTATES AT McDONALD PARK
RAMONA, CA
TM5560RPL 1/GPA09-005/REZ09-001; ER 04-09-011A
PAA 08-003

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I. INTRODUCTION

A. PROPOSAL

The project site is located at 1666 Hanson Lane near the intersection of School Daze Lane in the Ramona Community of an unincorporated area of the County of San Diego. The property currently has an approved Tentative Map (TM 5378RPL[1]) and recorded final map (Map No. 15711 recorded on 9/18/08) for 11 residential lots. The project site is within the Ramona Community Planning Group area and has a land use designation of (1) Residential. The existing regional category is CUDA and the existing zoning on the project site is A-70 (with a one-acre minimum lot size). With General Plan Update, the property would be upsized to a zoning of Rural Residential 2 (RR-2) allowing 2 du/ac and a land use designation of Village Residential (VR-2).

The proposed project is a Tentative Map to subdivide a portion of the previously approved project (TM 5378). The proposed 9.78-acre project consists of re-subdividing 8 of the original 11 lots that were approved with TM 5378. Lots 1 through 5, 8, 9, and 11 (of TM 5378) are minimum one-acre net lots and will be subdivided into 15 one-half acre minimum lots. The remaining three lots (lots 6, 7 and 10 of TM 5378) are not a part of this proposed subdivision. The entire area covered by TM 5378 will produce an increase in total number of lots from 11 to 18. This higher density will be achieved by filing a concurrent General Plan Amendment to change the current General Plan Designation from (1) Residential to (3) Residential; a rezone to change the current zoning from A70 (1-acre minimum) to Rural Residential RR-2 (0.5-acre minimum); and a Tentative Map to re-subdivide the property. All of these proposed changes are consistent with the land use element changes proposed within GP UPDATE.

Pursuant to Board Policy I-63, the Director of Planning and Land Use approved PAA 08-003 in May of 2008 which is implemented by this General Plan Amendment application and report. The approval of TM 5378 authorized impacts to the entire site.

B. PHYSICAL SETTING

The property is on private road Glae Jean Court east of Hanson Way and south of Hanson Lane located in the community of Ramona, California in the unincorporated portion of the County of San Diego (See Vicinity map Figure 3 in the Appendix). The property is currently vacant except for a shed which will be demolished, and is surrounded by the following existing residential developments: 0.5-acre (min.) lots to the north, 1-acre (min.) lots to the south, 1-acre (min.) lots to the east and 0.5-acre (min.) lots to the west.

The overall project site is gently sloping in a south to north direction and the steeper areas (over 25% slope) are isolated in the southeast corner of the site. There is an existing man-made pond in the southwesterly corner of the property that was approved for demolition with TM 5378RPL[1].

C. MERITS OF PROPOSAL

The project will provide a public benefit by creating additional housing opportunities in the Ramona community and by providing public road improvements to Hanson Lane. The proposed higher density residential development achieves the goal of concentrating higher density development in existing, similarly dense, urban areas.

The building designs will be consistent with the surrounding area by retaining its rural character and will be situated on similar lot sizes thus creating a seamless addition to the neighborhood. In addition, the project shall provide entry level home ownership opportunities for the residents of Ramona.

The site, by virtue of its location, suitability for development and compatibility with surrounding land uses, is a logical candidate for an increase in density. In addition, adjacent existing public improvements, sewer and water can effectively & efficiently support the higher density development in this area of the County. Finally, by offering residential development in proximity to other similar developments, the pressure to subdivide unsuitable urban and rural areas shall be diminished.

II. GENERAL PLAN CONFORMANCE ISSUES

The McDonald Estates General Plan Amendment Report proposes to change the General Plan Designation from (1) Residential to (3) Residential and to rezone the property from A70 (Limited Agricultural) to RR-2 (Rural Residential). No other changes to the General Plan Elements or the community plan map/text are proposed.

A. REGIONAL PLAN GOALS AND POLICIES (COUNTY GENERAL PLAN ELEMENTS)

1. OPEN SPACE ELEMENT

GOALS:

1. Promote the health and safety of San Diego County residents and visitors by regulating development of lands.

2. Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.

3. Conserve open spaces needed for recreation, education and scientific activities.

4. Encourage and preserve those open space uses that distinguish and separate communities.

Open Space Design of Private Lands

The purpose of this section is to assure that adequate usable open space will be provided to meet the requirements of the State Law and to meet the following objectives:

Goal I. Health and Safety

1. Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.

2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and ground water supplies.

3. Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard, and high earthquake potential.

Goal II. Conservation of Resources and Natural Processes

4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.

Goal IV. Distinguish and Separate Communities

14. Encourage sound environmental planning practices in all developments.

15. Encourage the use of open space to separate conflicting land uses whenever possible.

16. Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.

Project Conformance

The project site will conform to the health and safety goals by meeting the requirements with respect to steep slopes, erosion control, pollution, and fire hazards. It will employ best management practices to minimize erosion, siltation, and pollutants; utilize fuel buffers to manage fire hazards; and conform to the existing terrain to control steep slope development. At this time, there are no known valuable environmental or archaeological resources at the project site; and the relatively small size of the project does not allow opportunities for recreational facilities and/or trails.

2. REGIONAL LAND USE ELEMENT

OVERALL GOAL: Accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and

equitably; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.

1.1 Urban growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the county be retained.

1.2 Growth be phased with facilities.

1.3 Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.

Project Conformance

The project site is located within the A70 zone and proposes to rezone to Rural Residential RR-2. The project will retain the rural setting and will remain consistent with the surrounding areas. Water, sewer, fire protection, schools, and road facilities are available to serve the project.

LAND USE GOALS:

2.1 Promote wise uses of the County's land resources, preserving options for future use.

2.2 Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.

2.3 Retain the rural character of non-urban lands.

2.4 Limit urban densities in non-urban areas to lands within existing Country Towns.

2.5 Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area.

2.6 Ensure preservation of contiguous regionally significant open space corridors.

Project Conformance

The project site is located in an area that is predominantly residential with 0.5 and 1.0-acre lots and will be at its maximum density. This will help to limit future growth and to maintain a non-urban setting. The developer intends to preserve the rural character and will follow the policies and recommendations in the Ramona Community Plan.

3. CIRCULATION ELEMENT

CHAPTER 1 ROAD NETWORK

The Circulation Element of the County of San Diego depicts a guide for establishing a coordinated roadway system to serve the county. The goal of the element is to facilitate planning of streets and highways to meet the existing and future needs of subdivisions and other land development projects.

GOALS:

1. It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future right-of-way for each and every road shown on the Circulation Element.

2. It is the intent of the Circulation Element that all land developments conform to the Circulation Element.

3. It is the intent of the General Plan that in Road matters the Circulation Element shall supersede any proposal of any Community, Subregional, or Development Plan.

Project Conformance

The project site will be accessed from Hanson Lane, a public street classified as Light Collector. The project proposes to build 15 single-family houses and will not significantly impact the intent of the Circulation Element. A Traffic Impact Study was prepared by LOS Engineering, Inc. to investigate any project impacts. The Traffic Impact Study concludes that the proposed project has no direct impacts and that by participating in the County's Traffic Impact Fee (TIF) program, the cumulative impact is mitigated to below a level of significance.

5. RECREATION ELEMENT

GOALS:

1. Enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors.

2. Provide a system of public parks, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system.

Policy 11: Utilize the Park Lands Dedication Ordinance to define the LPPAs and to facilitate the collection and distribution of funds for the acquisition, expansion and development of local parks to the extent allowable under State law.

Project Conformance

The project will pay fees pursuant to the Park Land Dedication Ordinance, which provides for the acquisition, planning, and development of local parkland and recreation facilities.

6. SEISMIC SAFETY ELEMENT

GOALS:

1. Minimize injury and loss of life.

2. Minimize damage to public property.

3. Minimize social and economic dislocations resulting from injuries, loss of life, and property damage.

Project Conformance

The fault zones considered likely to produce earthquakes of significant magnitude are: Rose Canyon Fault Zone, Elsinore Fault Zone, and the Coronado Fault Zone. According to "Geotechnical Investigation Hanson Lane Subdivision" prepared by Shepardson Engineering Associates dated June 11, 2004, these fault zones are located far from the project site, but close enough "to produce ground-shaking effects". The houses within the project site will conform to the Seismic Element by following the guidelines for building and seismic safety in accordance with the Uniform Building Code.

7. PUBLIC SAFETY ELEMENT

GOALS:

1. Minimize injury loss of life and damage to property resulting from fire, geologic, or crime occurrence.

2. Maximize public safety factors in the physical planning process.

3. Optimize organization and delivery of emergency services upon occurrences of fire, geologic activity or crime.

Project Conformance

The project is located within 2 miles (a 3.2-minute travel time) from the nearest fire station and will be designed to meet the requirements of Ramona Fire Department. The installation of fire hydrants, together with proper driveway design will help

mitigate fire hazards. In addition, the project will follow the requirements of the Fire Protection Plan dated August 26, 2009 (see Attachment 1). The site is geotechnically suitable for the proposed development and should experience minimum hazardous geologic occurrence, and thus conform to the goals outlined above. Accordingly, the preparation of the site shall follow the requirements shown in the attached soil report. The project can be accessed from Hanson Lane by way of either 10th Street/San Vicente Road or Ramona Street off of Main Street. An emergency access road (Wendy Marie Ct) is provided at the end of Glae Jean Court for additional emergency access via Hanson Way. Law enforcement will be provided by the San Diego County Sheriff's Department.

8. NOISE ELEMENT

GOALS:

1. Establish a coordinated set of policies and noise standards for the reduction of irritating and harmful effects of noise to people within the County of San Diego through effective planning, and, if necessary, regulation.

2. Protect and enhance the County's acoustical environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes to residential structures or neighborhoods where practical.

Policy 4b: Whenever it appears that new development may result in any (existing or future) noise sensitive land use being subject to noise levels of CNEL equal to 60 decibels (A) or greater, an acoustical analysis shall be required.

Project Conformance

The project site is located in an area surrounded by single-family homes and should not be affected by major noise problems. The project proposes 15 lots and should not produce significant noise beyond what is anticipated from the circulation element designations of the roads serving the project. The nearest circulation element road is Hanson Lane. The 60 decibel noise contour along Hanson Lane does not reach any of the proposed home pad locations.

9. HOUSING ELEMENT

GOALS:

1. Assist housing developers by ensuring that new residential construction will be made available to meet the needs of the region if adequate public services and facilities are in place. The County shall encourage and facilitate a variety of housing and tenancy types, and price ranges throughout the region.

Project Conformance

The project will allow 15 single-family entry-level ranch homes. Public facilities and services will adequately serve the project as evidenced by the Project Facility Availability Forms (Attachment 2).

10. CONSERVATION ELEMENT

The purpose of this Conservation Element is to identify and describe the natural resources of San Diego County and prepare policies and action programs to conserve these resources.

Chapter 3 – Water

Policy 1 (X-22): Regional estimates of the need for water should be based on population projections and land use derived from the General Plan.

Policy 2 (X-22): Decisions regarding the location, size, and timing of service extensions will be in conformance with adopted growth management policies.

Policy 3 (X-22): The County shall support programs that assure an adequate supply and quality of water to meet the present and future population needs and to ensure this water is provided in concert with environmental and growth management policies.

Policy 8 (X-27): Wastewater discharges shall not adversely affect the beneficial uses of receiving waters.

Policy 10 (X-27) Storm drain runoff should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion.

Policy 12 (X-27): The County endorses management principles from the Regional Water Quality Control Board Comprehensive Plans.

Policy 13 (X-28): Decisions regarding the location, size, and timing of service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies.

Policy 14 (X-28): Prior to the approval of Tentative Maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities.

Project Conformance

Ramona Municipal Water District has confirmed that there are adequate water facilities in the area to provide service to the project site (See attached Service Availability Letter). Wastewater will be properly discharged into the Ramona Municipal Water District sewage system and the impacts of stormwater runoff will

be minimized in accordance with the Storm Water Management Plan and Erosion Control Plan.

Chapter 4 – Vegetation and Wildlife

The following policies are included in this chapter:

Policy 1 (X-45): The County will act to conserve and enhance vegetation, wildlife and fisheries resources.

Policy 2 (X-46): San Diego County shall coordinate with appropriate federal, state and local agencies to conserve areas of rare, endangered or threatened species.

Project Conformance

Habitats have been identified by previous biological surveys as part of the approved TM 5378RPL1 project and all biological impacts identified in the report have been mitigated for. In addition, the project will be conditioned for breeding season avoidance in order to prevent impacts to nesting raptors or other birds.

Chapter 6 – Soils

Policy 4 (X-80): The County will utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from geologic phenomena.

Policy 6: The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.

Policy 7: The County will seek to implement a grading ordinance which will protect public health and safety, protect property, and conserve the visual character of the land.

Project Conformance

The proposed project will be developed in compliance with the County's Grading Ordinance. The soil report dated June 11, 2004 was prepared to help address the issues of soil, compaction, and suitability to accommodate building structures, manufactured slopes and infrastructure. Additionally, this report includes recommendations for site preparations to help minimize damage caused by seismic activity, liquefaction, landslides, groundwater and erosion.

Chapter 7 – Astronomical Dark Sky

Policy 1- The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Project Conformance

The proposed project will participate in the Action Programs established by the County to minimize bright light impacts to the Mount Palomar Observatory and Mount Laguna Observatory.

Chapter 8 – Cultural Sites

Policy 1: The County shall take those actions which seek to conserve and protect significant cultural resources.

Project Conformance

The proposed project will follow the guidelines set forth in the Action Programs of Chapter 8 Part X of the General Plan in an effort to minimize the impacts to cultural resources on the site, if any. See "Negative Cultural Resources Survey Report for: TPM 20792, Log No. 03-09-035 - McDonald Minor Subdivision" dated January 13, 2004 (attachment 7).

11. ENERGY ELEMENT

The Energy Element is an attempt to rationally develop a strategy to direct actions within the County toward a more conservant and efficient use of its energy resources and plan ways to assure a reliable, adequate supply of energy.

Goal 3: Maximize energy conservation and efficiency of utilization.

Project Conformance

The project will achieve energy efficiency through compliance with the State of California Title 24 Energy Efficiency Standards and other applicable laws, which will be required to obtain building permits.

12. PUBLIC FACILITY ELEMENT

The principal goal of this element calls for the coordinated planning of facilities such as parks, libraries, schools, and services to meet all present and anticipated needs of the development.

OVERALL GOAL: Sufficient public facilities of all types available concurrent with needs to serve County residents.

Section 3. Parks and Recreation

GOAL: Parks and recreation facilities that meet the recreational, conservation, preservation, cultural and aesthetic needs of County residents and visitors of all ages, income levels, ethnic groups and physical abilities.

Project Conformance

The project will pay fees pursuant to the Park Land Dedication Ordinance, which provides for the acquisition, planning, and development of local parkland and recreation facilities.

Section 4. Transportation

GOAL: A safe, convenient, and economical integrated transportation system including a wide range of transportation modes.

Project Conformance

The project site will be accessed from Hanson Lane, a public street classified as Light Collector. The project proposes to build 15 single-family houses and will not significantly impact the intent of the Circulation Element. A Traffic Impact Study was prepared by LOS Engineering, Inc. to investigate any project impacts. The Traffic Impact Study concludes that the proposed project has no direct impacts and that by participating in the County's Traffic Impact Fee (TIF) program, the cumulative impact is mitigated to below a level of significance.

Section 5. Public Facilities: Flood Control

GOAL: "Protection of life and property in areas subject to flooding." (XII-5-8)

Project Conformance

The project is not located within an identified County floodplain area, nor is it identified as a floodplain or floodway by the Federal Emergency Agency (FEMA). Suitable drainage facilities will be installed as required by the County Department of Public Works.

Section 6. Public Facilities: Solid Waste

GOAL: The safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.

Project Conformance

The solid waste and recyclable items produced by the project site will be serviced by Ramona Disposal Service and hauled away to a suitable location.

Section 7. Public Facilities: Law Enforcement

GOAL: A safe living and working environment for San Diego County residents.

Objective 2: The County will consider the availability of Sheriff facilities/ services in the planning process.

Objective 5: Subdivision design which promotes a safe living and working environment.

Project Conformance

The project site will be served by the San Diego County Sheriff's Department. The project will participate in County funding programs for sheriff facilities if and when they are implemented. The project site is located in an area with easy access and less than 2 miles from the nearest sheriff patrol station. Response time is expected to be approximately 4 minutes.

Section 8. Public Facilities: Animal Control

GOAL: An effective animal control policy that provides for the care and protection of the domestic animal population, safety of people from domestic animals and the education of the public regarding responsible pet ownership.

Objective 4: New development shall be required to contribute its fair share toward financing animal control facilities.

Project Conformance

The project will participate in County funding programs for animal control facilities if and when they are implemented.

Section 9. Public Facilities: Libraries

GOAL: 1. Sufficient libraries to meet the information and education needs of the population served by the County library.

Objective 2: Equitable sharing of funding for library facilities by unincorporated communities and all cities in the County's service area, and by all new development that will benefit from the facilities.

Project Conformance

The project will contribute its fair share toward funding of library facilities if and when County library funding programs are implemented.

Section 10. Public Facilities: Schools

GOAL: Objective 1: Provision of educational facilities sufficient to meet the demands of new development concurrent with needs.

Project Conformance

The project will pay its fair and full share of school costs through payment of all applicable development impact fees and school fees.

Section 11. Public Facilities: Fire Protection and Emergency Services

GOAL: Minimization of the loss of life and property from fires and medical emergencies.

Objective 1: The County will ensure the availability of adequate fire emergency services facilities in the review of discretionary land development applications and require appropriate fire prevention and protection measures.

Objective 2: Equitable and sufficient funding for fire protection and emergency services facilities.

Project Conformance

The project will be served by Ramona Fire Department and will comply with its requirements. The closest fire station is Station 80 located at 829 San Vicente Road, Ramona, CA 92065 and the estimated travel time to a fire call to the project site is 3.2 minutes. The developer will pay appropriate development impact fees to the district and participate in the County Fire Mitigation Fee Program, if applicable in fulfillment of its full and fair share responsibility.

Section 12. Public Facilities: Wastewater

GOAL: Available wastewater treatment and disposal capacity consistent with the land uses in the General Plan.

Objective 1: The ongoing planning, management and development of sewage conveyance, treatment and disposal facilities to adequately meet future demands.

Project Conformance

The project will be served by Ramona Municipal Water District and will pay appropriate fees when they are assessed. The developer will pay sewage capacity fees and connection fees as required by the district. See Sewer System Evaluation dated July 22, 2009 (attachment 2).

Section 13. Public Facilities: Water Provision Systems

Objective 1: The ongoing planning, management and development of water conveyance and distribution systems to meet the county's future demands.

Project Conformance

The project is in the area served by Ramona Municipal Water District, and a Project Facility Availability Form signed by the District indicates that water facilities to serve the project are expected to be available once the District's conditions are satisfied. See Water System Evaluation dated June 12, 2006 and addendum dated July 21, 2009 (attachment 2).

Section 15. Public Facilities: Courts and Jails

Objective 1

Policy 1.1: The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County court and jail facilities related to the needs of the new development.

Project Conformance

The project will contribute its fair share of funding court and jail facilities as required by the County when such program is adopted.

Section 17. Public Health Facilities: Health

POLICY 4.1.1: The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County health care facilities related to the needs of new development.

Project Conformance

The project will contribute its fair share toward funding of County health care facilities if and when County health care facility funding programs are implemented.

B. RAMONA COMMUNITY PLAN

The following section addresses goals established by the Ramona Community Plan:

1. COMMUNITY CHARACTER

GOAL: Preserve and enhance the existing rural atmosphere of the Ramona community and encourage land uses, structural designs, and landscaping which are compatible with a country lifestyle.

Project conformance

The project will conform to the rural character and lifestyle of the area. Single-family dwellings are a rural use type, and lot sizes are consistent with existing lot sizes adjacent to the northwest and nearby to the west. The visual quality of the landscape will be maintained by keeping grading to the north of lots 9-11, retaining the natural knoll on the southeast side of the project site.

2. LAND USE

GENERAL GOAL: Provide a land use pattern which will give the Ramona Community Planning area the opportunity to remain economically and socially varied.

Conserve the best of the Ramona of yesterday while planning for the Ramona of tomorrow.

RESIDENTIAL GOAL: Maintain and enhance the existing rural atmosphere of the planning area while accommodating a gradual, orderly increase in residential development which is in harmony with the natural environment.

Project conformance

The project includes a 15 lot subdivision, a rezone from Limited Agriculture A-70 to Rural Residential RR-2, and a change of Land Use Designation from (1) Residential to (3) Residential.

The project site is suitable for increased residential development because it is located in the Town Center, adjacent to schools, services, and the main commercial area. The existing natural landform will be retained by not grading into the knoll on the southeast corner of the project site.

3. HOUSING

GOAL: Provide a variety of housing types in all economic ranges while maintaining and promoting a rural residential atmosphere.

Project conformance

The project will consist of low moderate-income single-family houses and will encourage a range of housing types by offering different models and elevations. However, due to the limited number of dwelling units, it cannot feasibly include housing for all economic ranges.

4. CIRCULATION

GOALS:

1. Develop a circulation network which will efficiently serve present and future land uses, will facilitate movement between Ramona and other communities, but will not negatively impact the character of the community;

2. Ensure the continued viability of the Ramona airport and prohibit incompatible land uses in the vicinity of the airport.

Project conformance

The development is generally an infill project surrounded by other residential neighborhoods. The project will be accessed via Hanson Lane and the additional traffic that this project generates should not impact the rural atmosphere of the area. Additionally, there are no significant impacts to the existing Ramona airport.

7. PUBLIC FACILITIES, SERVICE AND SAFETY

FACILITIES AND SERVICES GOAL: Encourage public facilities in the planning area in a manner that would encourage compact development, minimize costs to the taxpayer and discourage premature urbanization of agricultural lands.

Project conformance

The project will be adequately serviced by all the public facilities providers (See attached service availability letters in the Appendix). The design will follow the policies and recommendations contained in the community plan, as applicable.

PUBLIC SAFETY

GOAL: Provide maximum protection to the residents of the planning area from natural hazards such as earthquake, flood and fire, and provide adequate police protection and other emergency services.

Project conformance

The project site will be adequately protected from the hazards of fire, earthquakes, and crime and the design will promote the ease of access of emergency vehicles onto the site.

8. CONSERVATION

GOAL: Encourage the conservation, preservation, and wise utilization of resources in the Ramona planning area.

Project conformance

The project will have no additional impacts to habitat beyond those analyzed and mitigated for Tentative Map 5378. To protect potential raptor nesting on-site, the project will be conditioned for breeding season avoidance.

9. OPEN SPACE

GOAL: Encourage a pattern of open space lands for the preservation of natural resources, for resource production, for outdoor recreational uses, and for public health and safety.

Project conformance

Due to the relatively small area of the project, the development does not propose any dedicated open space nor is it feasible to include shared outdoor recreational uses. It will, however, retain the knoll in the southeast corner of the property un-graded, preserving the natural landscape and promoting a feeling of open-ness.

III. INFRASTRUCTURE

A. TRANSPORTATION

1. ROADWAY PATTERN

The property surrounds Glae Jean Court, which connects to Hanson Lane between School Daze Lane and Keyser Road. The proposed Wendy Marie Court will connect Glae Jean Court to Hanson Way, providing gated emergency access. The main access to Hanson Lane is via Ramona Street and/or 10th Street/San Vicente Road. Hanson Lane is classified as a Collector, Ramona Street is a Rural Collector with Bike Lanes, and San Vicente Road is a Major Road with Bike Lanes.

2. ESTIMATE TRAFFIC PROJECTIONS

The project proposes the development of 15 single-family homes resulting in 180 ADT. A Traffic Impact Study was prepared to determine increased traffic volumes, and their resulting impacts, caused by the development of this project. Based upon this study, no direct impacts were calculated and the one cumulative segment impact calculated can be adequately mitigated for by the payment of Traffic Impact Fees.

3. CIRCULATION ELEMENT LEVEL OF SERVICE

The Level of Service (LOS) for Main Street, Ramona Street, 10th Street/San Vicente Road and Hanson Lane was analyzed in the Traffic Impact Study, which determines which mitigation measures, if any, are required. All study intersections and

roadways were calculated to operate at LOS D or better, except for a segment of San Vicente Road south of Hanson Lane.

4. MODIFICATION TO THE CIRCULATION ELEMENT

The Traffic Impact Study also determined that no modifications to the County circulation element are required.

5. TURNING-MOVEMENT ANALYSIS

The turning-movement analysis is included in the Traffic Impact Study prepared for this project and it has been determined that the turning-movement in and around the project site is adequate without the need for any mitigation.

6. ALTERNATIVE FORMS OF TRANSPORTATION

The North County Transit District provides service to the Ramona area. The nearest bus route to the project site is NCTD Breeze Route 386.

7. PARKING

There will be no dedicated street parking provided by the project and all off-street parking will be provided by the homeowner.

B. PUBLIC FACILITIES, SERVICES, AND SAFETY

1. WATER

The project area will be served by Ramona Municipal Water District (See attached Conditions for Water Availability in the Appendix). The project proposes an 8" water main within the private road Glae Jean Court that connects to an existing 14" water main within Hanson Lane. The project also proposes a looping connection between the proposed 8" main in Glae Jean Court and an existing 8" main within Hanson Way.

2. SEWER

The project area will be served by Ramona Municipal Water District (See attached Conditions for Sewer Availability in the Appendix). The project proposes an 8" sewer main within the private road Glae Jean Court and will make the sewer connection to an existing 8" sewer main within Hanson Lane.

3. FIRE PROTECTION – EMERGENCY SERVICES

The project will be served by the Ramona Fire Department/RMWD. The closest fire station is the Ramona Fire Department Station 80 at 829 San Vicente Road, Ramona, CA 92065 and the estimated travel time to a fire call to the project site is 3.2 minutes. One hundred (100) feet of clearing will be required around all structures. See Fire Service Availability Form in attachment 2.

The primary access private road, Glae Jean Court, outlets to Hanson Lane and will service the proposed 15 lot subdivision. An emergency access private road, Wendy Marie Ct., connects Glae Jean Ct to the existing private road on Hanson Way. Hanson Way, which outlets to Hanson Lane, will act as Emergency Fire Access to the subdivision and Emergency egress from the subdivision. The primary egress is Glae Jean Ct. and is 1100' from the cul-de-sac to Hanson Lane. The secondary egress option is from the cul-de-sac to Wendy Marie Court to the existing Hanson Way and is 1400' until it outlets onto Hanson Lane. An emergency access gate will be installed at the intersection of Wendy Marie Court and Hanson Way as required by the Fire Marshal.

4. SCHOOLS

Elementary, Middle and High Schools

The property is located within the Ramona Unified School District, and due to overcrowding, the school district is unable to identify the proposed schools of attendance at this time. Existing nearby schools include Ramona High School, which is located on 1401 Hanson Lane, 92065 just north and east of the project site and Ramona Community School, located on 1010 Ramona Street just west of the project. Additionally, Olive Pierce Middle School is located on 1521 Hanson Lane, adjacent to Ramona High School and Hanson Elementary School westerly on Hanson Lane.

5. LAW ENFORCEMENT SERVICES

The project will be served by the San Diego County Sheriff's Department. A sheriff's patrol station is located at 1424 Montecito Rd in Ramona which is less than 2 miles from the project site with a travel time of approximately 4 minutes.

6. WASTE DISPOSAL

Residential trash removal will be provided by Ramona Disposal Service.

8. NATURAL GAS AND ELECTRICITY

The project site is within the service area of the San Diego Gas and Electric Company (SDG&E).

9. TELEPHONE

AT&T provides telephone service to the project area. There are existing facilities available to the project site.

10. HEALTH CARE

The nearest health provider is the Ramona Medical Centre located at 1236 Main Street, Ramona, CA 92065. The urgent care facility is located at 15611 Pomerado Road, 3rd Floor, Poway, CA 92064.

11. POST OFFICE

The nearest US Post Office is located at 1444 Main St, Ramona, CA 92065. The Post Office will provide postal service to the proposed project area and is located approximately one mile from the site.

12. PUBLIC TRANSIT

The North County Transit District provides service to the Ramona area. The nearest bus route to the project site is NCTD Breeze Route 386.

13. LIBRARY SERVICES

Library services are provided to the community of Ramona through the San Diego County Library system. The library branch located closest to the project site is the Ramona Branch Library located at 1406 Montecito Rd., Ramona, CA 92065 and is located approximately 1.3 miles from the project site.

14. PUBLIC CAPITAL IMPROVEMENTS

Extension of the service utilities onto the site will take place within the road right-of-way, or within private easements for that purpose. No publicly funded improvements and service expansions will be required.

IV. PHYSICAL DEVELOPMENT

A. EXISTING LAND USE

Existing land uses in the area of the project site are generally residential. The property is currently vacant with the exception of 2 structures near the southerly boundary which are planned for demolition. There is also an existing man-made pond in the southwesterly corner of the property that was approved for demolition with TM 5378RPL[1]. An existing storm drain extends from the northern boundary of the site crossing Hanson Lane and outleting into an existing channel. A variety of existing single-family housing developments surround the project – primarily 0.5-acre to 1-acre lots. Ramona High School and Olive Pierce Middle School are located northeast of the project site, and Ramona Community School is situated westerly on Hanson Lane.

B. DEVELOPMENT POTENTIAL

The General Plan Update has designated the Land Use as Village Residential 2 (VR-2) allowing 2 du/ac which is consistent with the proposed zoning RR-2 designation. The project maintains the similar land use of the surrounding areas. The development potential of the surrounding area is low because most of the lots in the area are built out already, and relatively few lots are large enough to be subdivided.

V. PROJECT RELATIONSHIP TO EXISTING LAND USES

The proposed General Plan Amendment is consistent with the surrounding neighborhoods.

VI. ENVIRONMENTAL DOCUMENTATION

An Environmental Review Update Application is attached to this report in addition to the original Application for Environmental Initial Study (AEIS) for TM 5378 dated 5/27/04 (see Attachments 4 and 5). A Mitigated Negative Declaration is being prepared under environmental log number 04-09-011A for adoption concurrent with project approval.

VII. IMPLEMENTATION

A. CONCURRENT PROCESSING

The project consists of a General Plan Amendment, Tentative Map, and Rezone. The General Plan Amendment would change the General Plan Designation from (1) Residential to (3) Residential. The rezone would change the existing zoning from A70 to RR-2 and the Tentative Map would subdivide 8 existing lots to 15 lots for residential uses.

B. PHASING

The proposed development is not expected to be phased.

VIII. CONFORMANCE TO GENERAL PLAN UPDATE (GP UPDATE)

The proposed project will be in conformance to the General Plan Update (GP UPDATE). It proposes a rezone to Rural Residential RR-2 (0.5-acre minimum) which is consistent with the zoning proposed within GP UPDATE – Rural Residential 2 (RR-2) which allows 2 du/ac. The current road classification of Hanson Lane is Light Collector and will be reclassified as Community Collector in the General Plan Update. All other elements in the current General Plan are consistent with the General Plan Update.

IX. REFERENCES

County of San Diego General Plan Parts I-XII
San Diego County General Plan Part XIV, Ramona Community Plan

X. APPENDICES

A. FIGURES

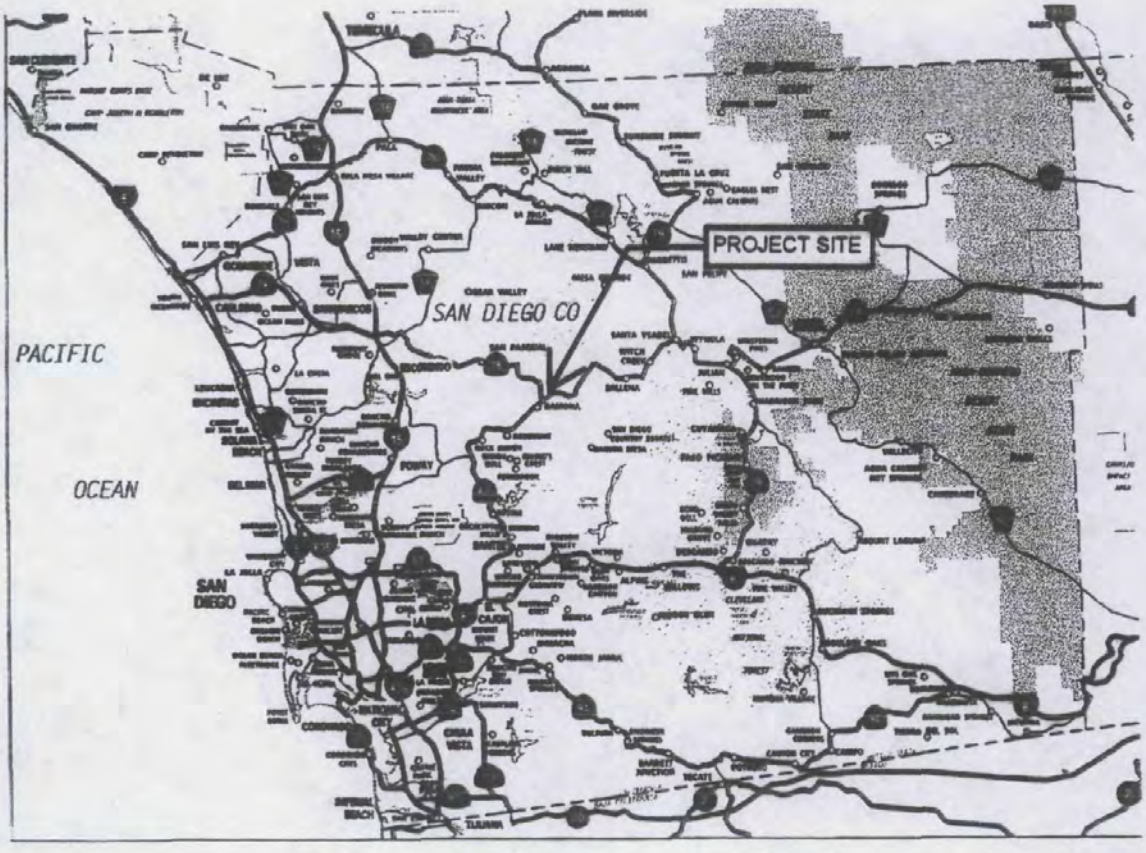
Regional Location Map
Site Location Map (USGS)
Vicinity Map
Existing Zoning Map
Proposed Zoning Map
General Plan Update Land Use Designation Map
Tentative Map

B. ATTACHMENTS

1. Fire Protection Plan
2. Project Facility Availability Letters
3. Letters from RMWD
4. Environmental Review Update Application
5. Application for Environmental Initial Study for TM 5378 (AEIS)
6. Geotechnical Investigation
7. Cultural Resources Survey

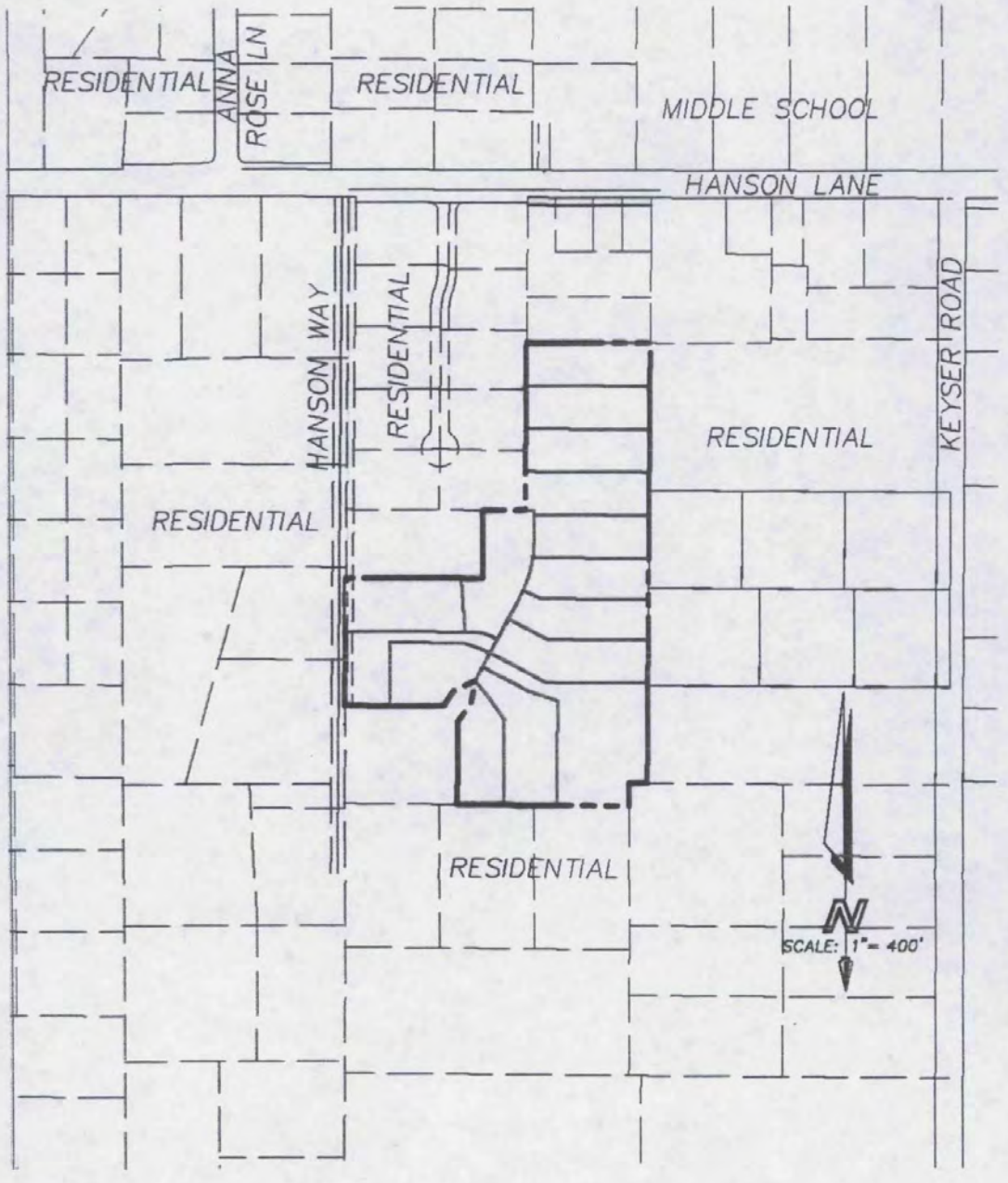
Appendix

Figures

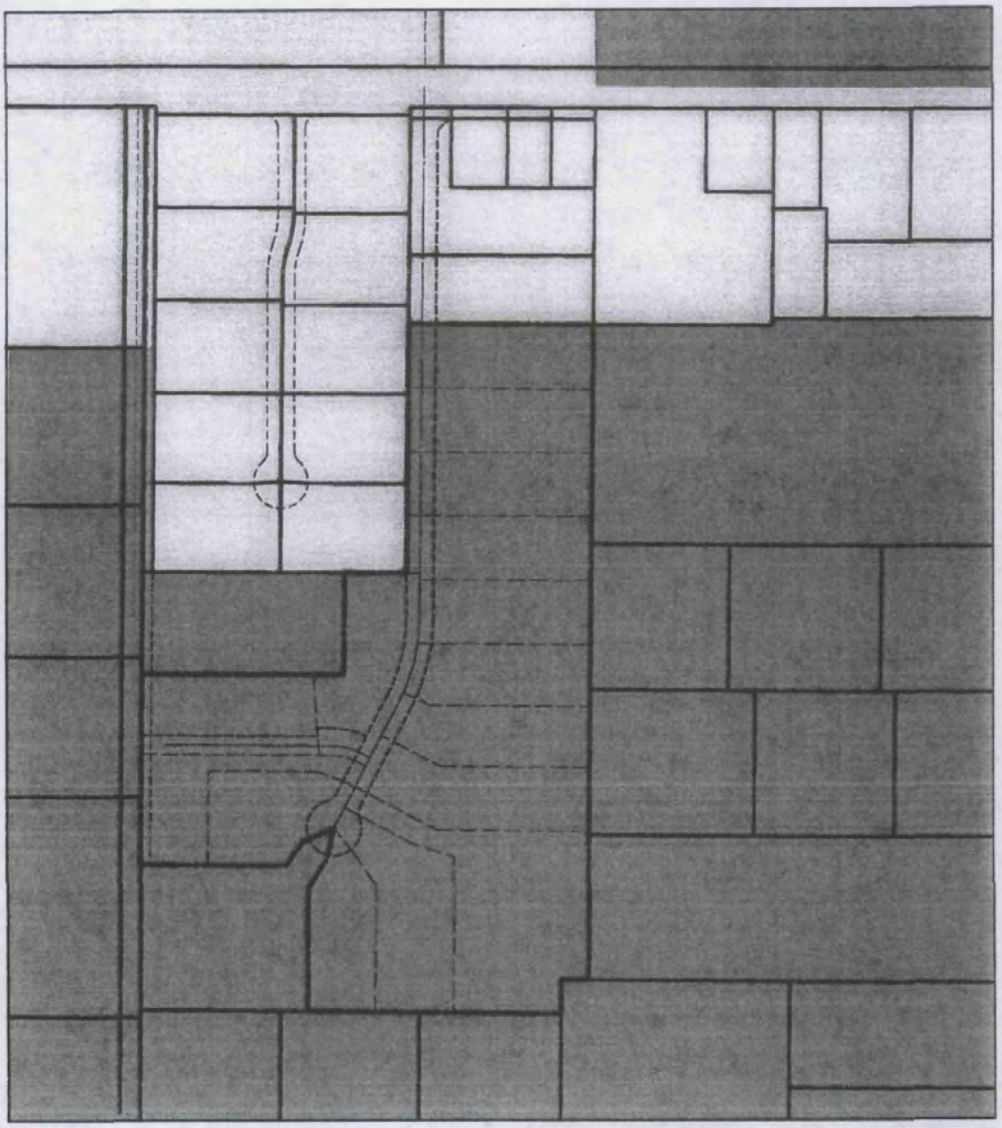


Landmark Consulting	REGIONAL LOCATION MAP	Figure 1

Landmark Consulting	**SITE LOCATION MAP**	**Figure 2**



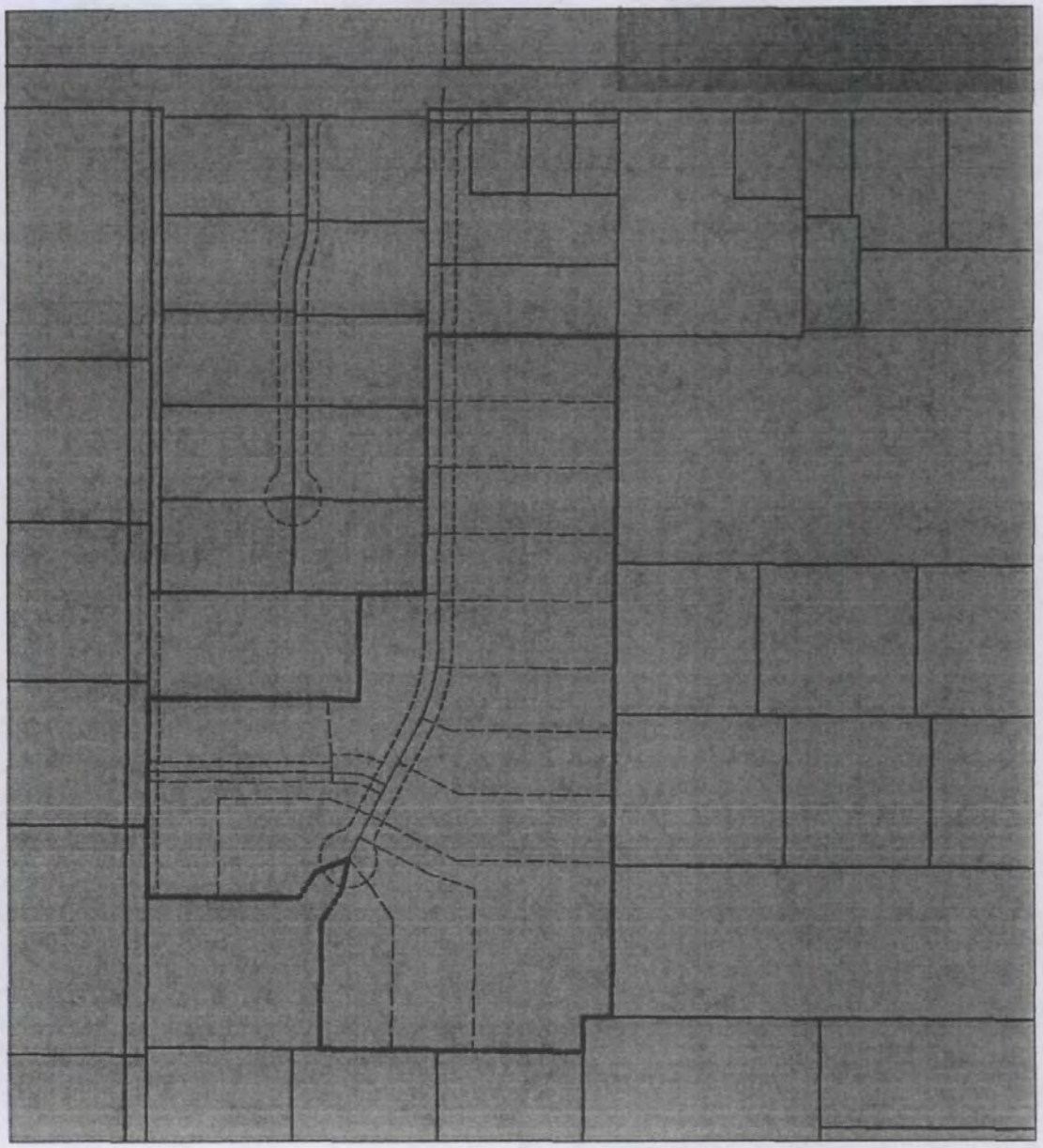
Landmark Consulting	VICINITY MAP	Figure 3



REGIONAL CATEGORY	LAND USE DESIGNATION
CUDA	(1) RESIDENTIAL,1 DU/AC
CUDA	(3) RESIDENTIAL, 2 DU/AC
CUDA	PUBLIC/SEMI PUBLIC LANDS

EXISTING ZONING		L.U.D. (1)	L.U.D. (3)
USE REGULATIONS		A70	RR2
	DENSITY	1	2
	LOT SIZE	1 AC	0.5 AC
	BUILDING TYPE	C	C
	MAXIMUM FLOOR AREA	—	—
	FLOOR AREA RATIO	—	—
	HEIGHT	G	G
	LOT COVERAGE	—	—
	SETBACK	C	G
	OPEN SPACE	—	—
SPECIAL AREA REGULATIONS		POR. F	POR. F

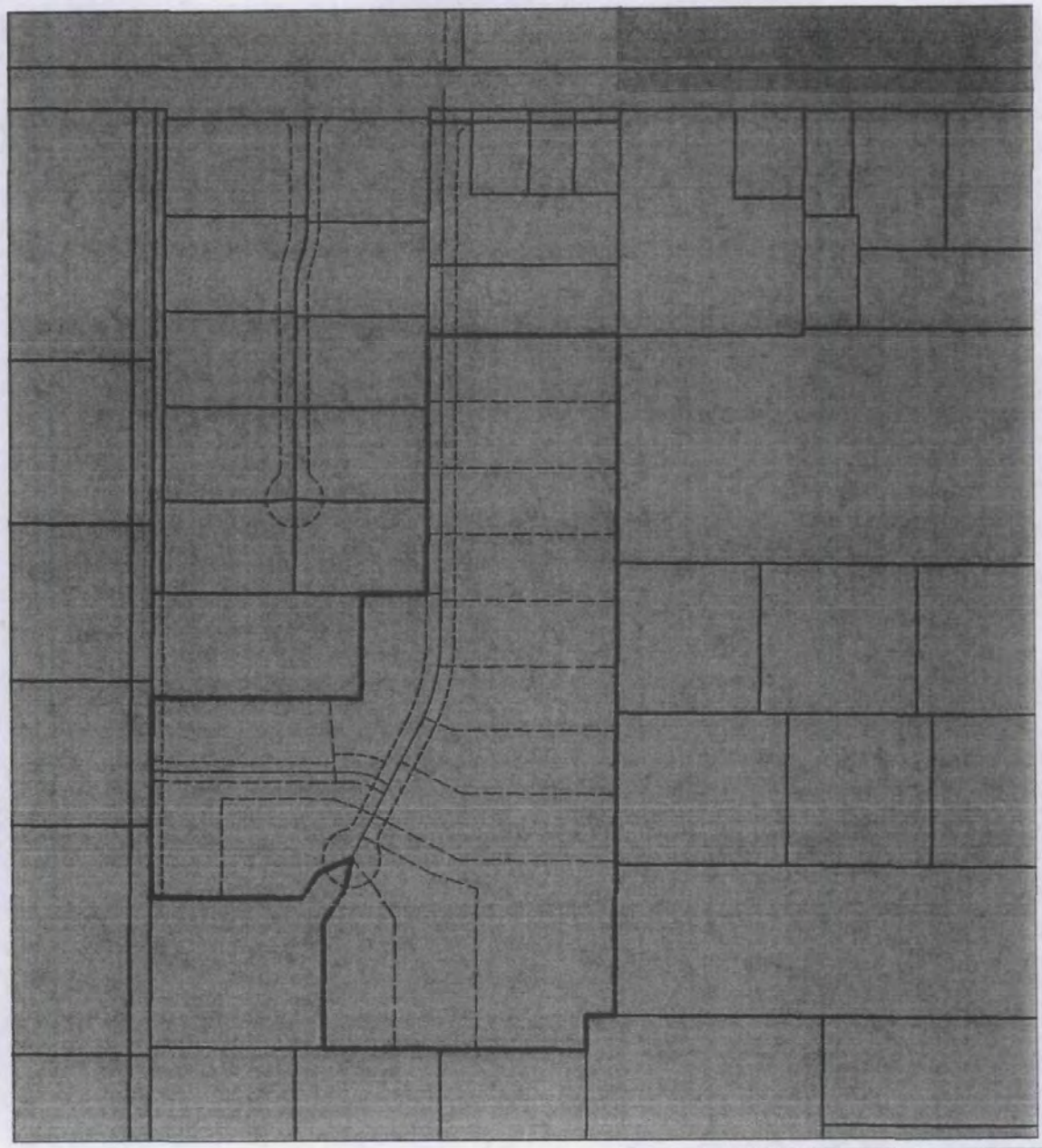
Landmark Consulting	**EXISTING ZONING MAP**	**Figure 4**



REGIONAL CATEGORY	LAND USE DESIGNATION
CUDA	(3) RESIDENTIAL, 2 DU/AC
CUDA	PUBLIC/SEMI PUBLIC LANDS

PROPOSED ZONING		
USE REGULATIONS		RR-2
NEIGHBORHOOD REGULATIONS		J
	DENSITY	2
	LOT SIZE	0.5 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	G
	LOT COVERAGE	—
	SETBACK	G
	OPEN SPACE	—
SPECIAL AREA REGULATIONS		POR. F

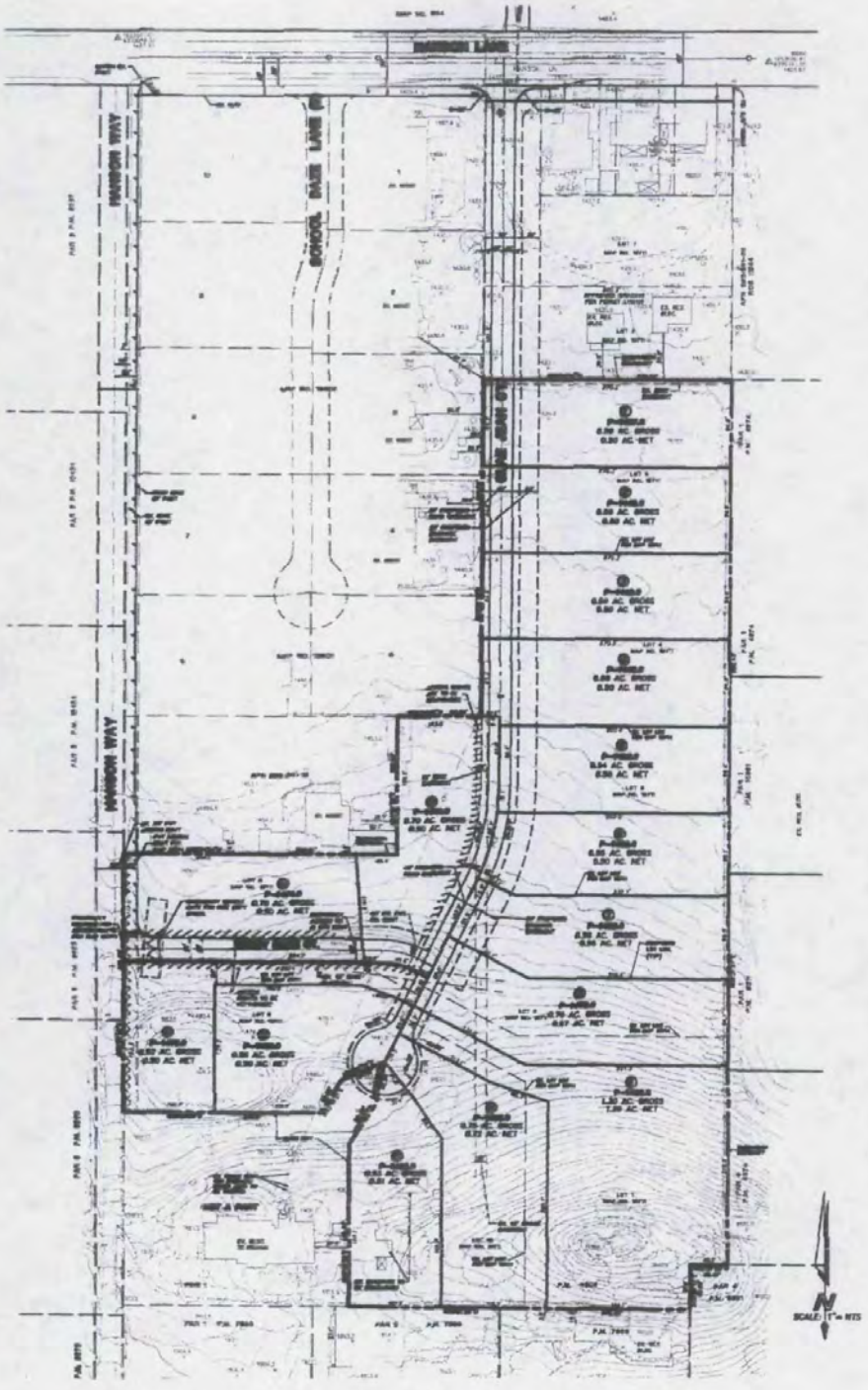
Landmark Consulting	**PROPOSED ZONING MAP**	**Figure 5**



REGIONAL CATEGORY	LAND USE DESIGNATION
CUDA	VILLAGE RES VR-2
CUDA	PUBLIC/SEMI PUBLIC LANDS

PROPOSED ZONING		
USE REGULATIONS		VR-2
NEIGHBORHOOD REGULATIONS		J
	DENSITY	2
	LOT SIZE	0.5 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	G
	LOT COVERAGE	—
	SETBACK	G
	OPEN SPACE	—
SPECIAL AREA REGULATIONS		POR. F

Landmark Consulting	**GENERAL PLAN UPDATE LAND USE DESIGNATION MAP**	**Figure 6**



Landmark Consulting	TENTATIVE MAP	Figure 7

Attachment 1: Fire Protection Plan

FIRE PROTECTION PLAN

~~May 4, 2009~~
August 26, 2009

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Ramona Municipal Water District
Fire Prevention Bureau\Cal Fire
105 Earlham Street
Ramona, CA 92065-1599

Subject: Fire Protection Plan – Letter Report
Estates at McDonald Park
TM 5560
1666 Hanson Lane; Ramona, CA 92065
APN# 282-341-38 thru 42 and 45 thru 48

This Fire Protection Plan (FPP) - Letter Report is being submitted as an evaluation, pursuant to Chapter 47 of the County Fire Code, of the adverse environmental effects that a proposed project may have from wildland fire and as mitigation of those impacts to ensure that the above referenced project does not unnecessarily expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION

The 9.78-acre project site is currently zoned as A-70. The proposed development consists of subdividing the site into fifteen (15) half-acre parcels for future single-family home construction and changing the zone to RR-2 to accommodate that.

ENVIRONMENTAL SETTING

- Location: The 9.78 acre vacant project site east of School Daze Court and bordering Hanson Lane to the north in the unincorporated area of Ramona, County of San Diego, State of California. Accessibility from existing driveway at Hanson Lane.

- Topography: The site is an L-shaped parcel, abutting Hanson Lane on the south side, and extending south about 1200 feet. It generally ascends to the south at a gentle slope starting at an elevation of 1430', with significant steepening to a rocky knob in the southeast corner of the site at an elevation of 1550.

Any dead end driveways/roadways cannot exceed 150 feet in length without an approved emergency vehicle turnarounds at the terminal end.

Width

The new Glae Jean Court and Wendy Marie Ct. (Emergency Fire access road) shall be built to a minimum 24' all-weather surface suitable for travel by 75,000 lb. fire apparatus. The existing Hanson Way will have additional AC pavement and base added to the existing traveled way in order to achieve a 24' wide paved emergency access road. The additional paved road on Hanson Way varies please see enclosed Exhibit A for the sections. All of these roads will meet San Diego's Private road Standards of a 28' graded width and a 24' paved travel way. All private easement/driveways shall have a graded width of ~~eighteen (18')~~ twenty (20') with an improved width of sixteen (16') of all-weather surface suitable for travel by 75,000 lb. fire apparatus. Any section of the driveway with slopes between 15% to 20% shall be graded to a width of ~~18'~~ 20' and improved with 16' of Portland cement/concrete.

Vertical Clearance

A minimum vertical clearance of 13 feet 9 inches must be maintained for the entire required width of the fire access roads.

Grade

Grades for Glae Jean Court will be less than 2% and at the steepest 13%. The grade for Wendy Marie Ct. is 1.1%. The existing Hanson Way grades will not change.

Surface

All roads must be installed to the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual.

Surfacing material minimum standard is based on % grade.

a) From 0% to 10% slope, all weather surface.

b) From 10% to 15%, paving must be at least 2" asphalt concrete.

Gate

A gate will be installed on Wendy Marie Ct. prior to the intersection of existing Hanson Way as approved by the Fire Marshall. All automatic gates across fire access roadways and driveways shall be equipped with approved emergency key operated switches overriding all command functions and opening the gate(s). Gates accessing more than four residences, shall also be equipped with approved emergency traffic control- activating strobe light sensors(s), or other devices approved by the chief, which will activate the gate upon approach of the emergency apparatus with a battery back up or manual mechanical disconnect in case of a power failure. The automatic gate will have an exit loop on the tract side that will open the gate in the direction of egress from the tract.

4. **Building Construction**

   All structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of chapter 7A of the County Building Code.

5. **Fire Protection Systems:**

   All habitable structures and attached garages shall have residential fire sprinklers per County Code requirements.

6. **Defensible Space:**

   A minimum 100 foot Fuel Management Zone will be established and maintained around structures over 250 square feet in size. No off-site clearing is required or authorized.

7. **Vegetation Management:**

   Prescribed Defensible Space (fuel management zones) will be maintained by the property owners at least annually or more often if needed. Boundaries of fuel management zones will be clearly and permanently marked. Plants used in the Defensible Space will be from an approved fire resistant planting materials list that is maintained by County of San Diego, Department of Panning and Land Use.

Maintenance:

(a) Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. All resident are responsible for maintainance of the portion on land in front of their house.

(b) Failure to maintain any property in a fire-safe manner (as determined by the Fire Marshall) subjects the property owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, liened against the property.

8. **Fire Behavior Computer Modeling:**

   Computer Fire Modeling is not required for this project per the Fire Marshall.

Summary

This Fire / Vegetation Management Plan is based upon a catastrophic worst cast wildfire scenario. The plan complies with all of the requirements of the County of San Diego Consolidated Fire Code. A benefit to the community exists from this Fire / Vegetation Management Plan due to the protection proposed for McDonald Park Estates by dramatically reducing the vegetation fire threat from the current condition, and should greatly assist the Fire Department in controlling a vegetation fire within this development as well as adjacent properties. Engineering, architectural services, and design are out of the scope of this plan. The developer, contractors, engineers and architects are responsible for proper implementation of this plan. It is important for all homeowners and residents to comply with and implement this plan of their property. The individual Home Owners ~~Home Owners Association~~ will be responsible for ongoing enforcement of the Fire / Vegetation Management Plan requirements encompassed within this report.

Attachment 2: Project Facility Availability Forms

COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (888) 267-8770

PROJECT FACILITY AVAILABILITY FORM

SEWER

S

Please type or use pen

JEAN F. MC DONALD 760 789 1405
Owner's Name Phone

1212 H ST. #175
Owner's Mailing Address Street

RAMONA CA 92065
City State Zip

ORG
ACCT
ACT
TASK
DATE AMT $

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance:
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☐ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from to zone
☐ Major Use Permit (MUP), purpose:
☐ Time Extension...Case No.
☐ Expired Map...Case No.
☐ Other

B. ☒ Residential . . . . . Total number of dwelling units
☐ Commercial. . . . . Gross floor area
☐ Industrial . . . . . Gross floor area
☐ Other . . . . . Gross floor area

C. Total Project acreage 12 Total lots 15 Smallest proposed lot ½ ACRE

D. Is the project proposing its own wastewater treatment plant? Yes ☐ No ☒
Is the project proposing the use of reclaimed water? ☐ ☒

Assessor's Parcel Number(s)
(Add extra if necessary)

2	8	2	3	4	1	1	7

Thomas Bros. Page 1172 Grid 1F

1602 HANSON LANE
Project address Street

RAMONA CA. 92065
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Date: 4-15-09

Address: 15766 OAK VALLEY RD. RAMONA 92065 Phone: 760 789 8311

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District name RAMONA MUNICIPAL WATER DISTRICT Service area

A. ☒ Project is in the District. (9 EDUS) (6 REMAINING HAVE NOT ANNEXED)
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and is not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached:
☐ Project will not be served for the following reason(s): BASED ON SYSTEM EVALUATION (SEE ATTACHED CONDITIONS)

C. ☒ **District conditions are attached. Number of sheets attached:** 1
☐ **District has specific water reclamation conditions which are attached. Number of sheets attached:**
☐ **District will submit conditions at a later date.**

D. ☐ **How far will the pipeline(s) have to be extended to serve the project?**

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. EXPIRES 4/16/11

Phillip Dauben — PHILLIP DAUBEN
Authorized signature *Print name*

CIVIL ENGINEER — 760-788-2260 — 4/16/09
Print title *Phone* *Date*

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT *On completion of Section 2 by the district,* applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

DPLU-399S (10/07)

Conditions for Sewer Availability Letter (Not in District but in the Sphere of Influence)

a. Sewer facilities are reasonably expected to become available within five (5) years, if the following conditions are met:

If a pre-annexation and/or pre-latent powers expansion agreement is signed by the owner/developer and approved by the District's Directors whereby the District will request consideration from LAFCO to expand the latent sewer powers to include the project area and the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, construction costs and the cost of a percentage of the value of the existing facilities, will be paid solely by the owner/developer in a timely fashion. The pre-annexation and/or pre-latent powers expansion agreement should state that the facilities required by the project will need to be completed before any connections shall be made.

b. Developer shall make a deposit (minimum of $2,000) with the District to cover all costs for any planning, system evaluation, and annexation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. ***The Sewer System Evaluation shall be completed and a Sewer Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".***

c. Sewer availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. ***Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for sewer service.***

Vicinity Map
APNs: 282-341-17
Hanson Lane and Glae Jean Court
Owner: Jean McDonald

Legend

- Subject Parcel selection
- RMWD Boundary
- Water System
- Fire_Hydrants

N
W E
S

Facility Map
APNs: 282-341-17
Hanson Lane and Glae Jean Court
Owner: Jean McDonald

Legend

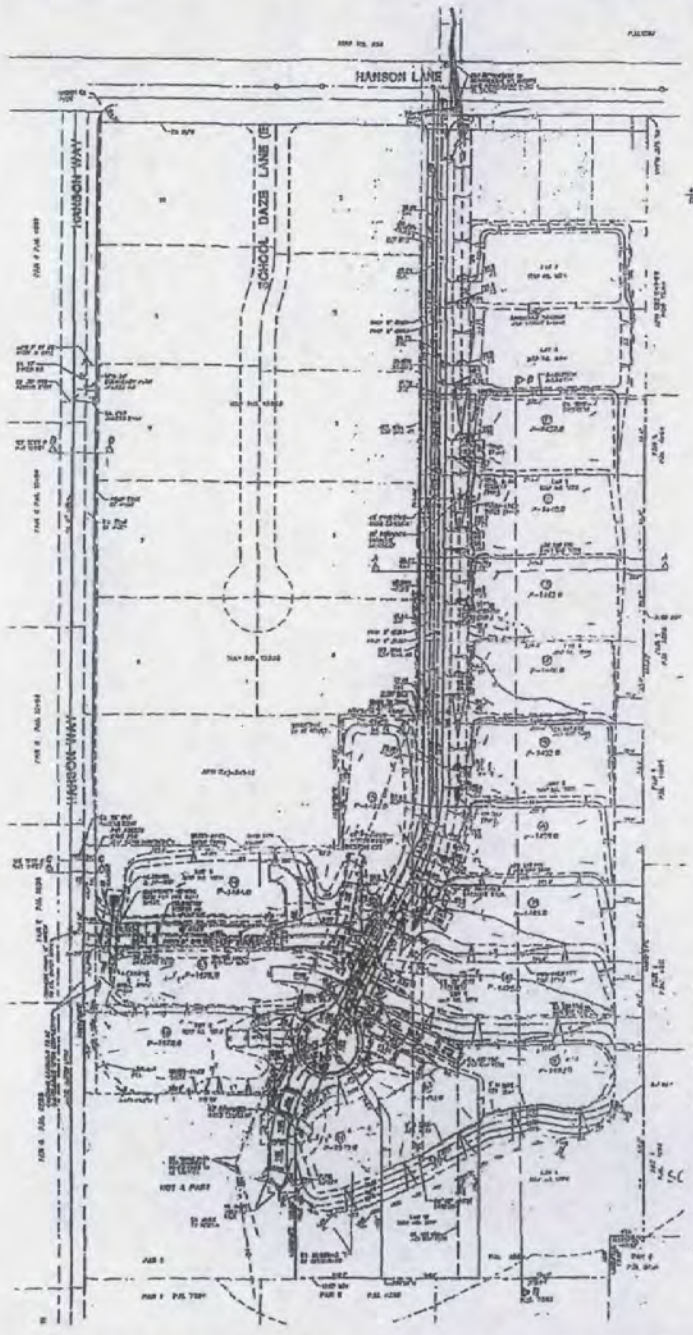
- Subject Parcel selection
- Active Latent Powers Boundary
- RMWD Boundary

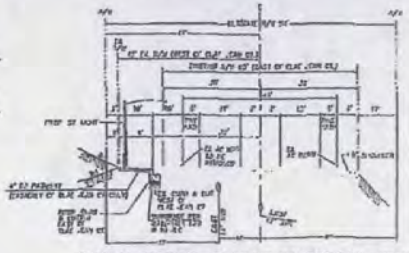
N
W E
S

COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN FOR

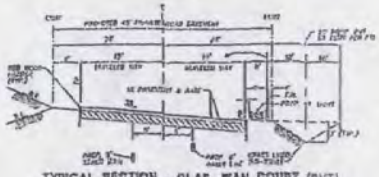
ESTATES AT McDONALD PARK, TM 5560

SHEET 1 OF 1

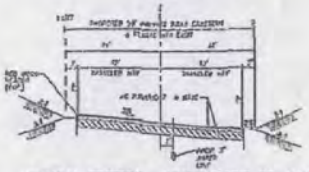




TYPICAL SECTION - EXISTING HANSON LANE (PUB)



TYPICAL SECTION - OLAF JEAN COURT (PVT)

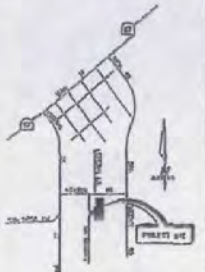


TYPICAL SECTION - WENDY MARIE CT. (PVT)

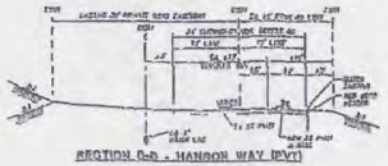
LEGEND

PRELIMINARY GRADING PLAN NOTES:

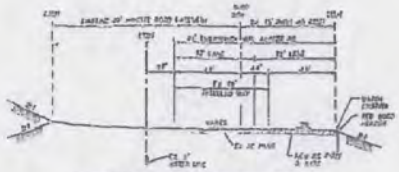
BENCHMARK:



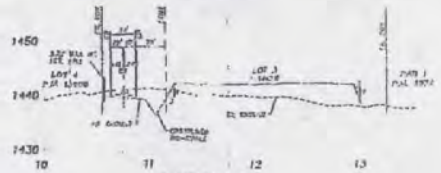
VICINITY MAP



SECTION C-C - HANSON WAY (PVT)



SECTION D-D - HANSON WAY (PVT)



SECTION A-A

SECTION B-B

GRADING SUMMARY		

ABBREVIATIONS

OWNER:

ASSESSOR'S PARCEL NO.

ENGINEER OF WORK:

SEWER SYSTEM EVALUATION
APNs: 282-341-17 & 282-341-02
Hanson Lane and Glae Jean Court
Owner: Jean McDonald

1.0 PURPOSE

The purpose of this report is to serve as an addendum to the Sewer System Evaluation dated June 16, 2006. The Ramona Municipal Water District (RMWD) has reviewed the changed conditions in your project and understands that the density of your project has increased from 11 lots previously to 16 in its current form. Annexation fees of $13,491 have been paid for 9 EDUs associated with the original project that was annexed into the Santa Maria Sewer Service area on September 11, 2007. The previous subdivision has also occurred and the Assessor's Parcel Numbers (APNs) listed above have been replaced with APNs 282-341-38 to 42 and 282-341-45 to 48 (See Exhibit A). The proposed road alignment is anticipated to remain in the same location.

In consideration of the above changes, the RMWD has revised the previous sewer system evaluation to reflect the changes in the project and the current conditions of the RMWD sewer system. This evaluation will examine the options for services to the property based the conditions outlined in section "4.0 System Evaluation And Future Facilities."

2.0 SAN DIEGO COUNTY 2020 PLAN FOR RAMONA

The project is zoned as Village Residential (VR-2) with 2 dwelling units per acre according to the Draft 2020 San Diego County General Plan.

3.0 EXISTING FACILITIES AND CONDITIONS

The existing facilities identified in the evaluation of June 16, 2006 correctly represent the infrastructure that exists today.

The Santa Maria WWTP (Wastewater Treatment Plant) is currently permitted at 1.0 MGD and is processing approximately 810,000 gpd. However there are the following limitations to the ability of the SMSSA to process flows above 810,000 gpd; plant hydraulic flow and process was at the maximum limit during 2005, the effluent pipeline is at capacity, wet weather storage is at capacity, sprayfield acquisition is required, and relocation of Santa Maria Interceptor is required.

4.0 SYSTEM EVALUATION AND FUTURE FACILITIES

Prior to determining specific requirements for the project, the service area was evaluated to determine potential future development and to assess the best course of future service expansion. The evaluation was performed so that the current project will not conflict with future requirements and projects.

The following criteria were used in evaluating the system and selecting the preferred alternative for the project.

1. Immediate cost to connect by applicant.
2. Provide an adequate system for serving all users and potential users within the District in an orderly, efficient and economical manner.
3. Provide a system that allows for efficient and economical maintenance.
4. Provide a reliable, safe, and sanitary collection system.
5. A private sewer lateral may serve no more than one parcel.

6. If more than two parcels may be served now or in the future a private lateral is required.
7. A private sewer lateral shall not be allowed to cross a property line except in an easement and only to serve one single family residence.
8. Avoid lift stations and provide sewer service through gravity systems per RMWD Legislative Code.
9. If required, private sewer lift stations shall be installed and maintained by the property owner.
10. Maximize the number of potential parcels that may be connected to the sewer in conformance with the Ramona Community Plan, General Plan, and the draft 2020 General Plan.
11. Feasibility of alignment considering surrounding topography and existing invert elevations.
12. Ability to expand the system to meet future needs of the area within the Active Latent Powers Boundary.
13. No discharge to sewer of storm water, toxic waste, corrosive materials, grease or oils w/o Industrial Waste Discharge Permit.
14. Public sewers to be placed in public right-of-way, preferable public streets.
15. If ultimate facilities are not built with the project, lien contracts and easements may be required.
16. Sewer design criteria is based on the 1998 Wastewater Master Plan.

5.0 SYSTEM EVALUATION

Ultimate Facilities

Ultimate potential facilities identified in the evaluation of June 16, 2006 correctly represent the infrastructure required.

Santa Maria Sewer Service Area Facilities Expansion

Treatment and Disposal

There is not adequate capacity during unusually wet winters at the Santa Maria Wastewater Treatment Plant, spray fields, and wet weather storage. A preliminary design report (PDR) was prepared in 2008 that identified the existing and future sewer system deficiencies. The treatment plant, sized for the 1 MGD capacity, is based on an annual moving average. It is anticipated that the Regional Water Quality Control Board will require the plant to have the capacity for a 30 day moving average, or 1.14 MGD, to accommodate seasonal wet weather. All components for treatment, storage, and disposal are currently inadequate to meet this criteria.

Effluent Main

Secondary effluent is transported to the tertiary treatment facilities and disposal site through a 14-inch effluent main. It has been determined that there is limited capacity remaining in the effluent main, and depending on the time at which connection is requested, connection may not be permitted until the main is upsized to accommodate new connections to the sewer system.

Interceptors

The Santa Maria Sewer Interceptor will be relocated to the south side of the Santa Maria Creek in order to avoid inflow and infiltration from wet weather events. The 11th Street and 16th Street Interceptors will also be upsized. The 1998 RMWD Wastewater Master plan has identified these reaches as not having adequate capacity at build-out.

Trunk Mains

A sewer model was completed for your project to determine if adequate capacity remains in the existing sewer system for the connection of 16 EDUs. The sewer model results shown in Exhibit B

determined that there are no downstream trunk mains that are anticipated to be over capacity by the connection of the proposed development.

Collector Mains

There are no downstream collector mains that are anticipated to be over capacity by the connection of the proposed development to the sewer system.

Mitigation Fees

The applicant for sewer service will be required to execute an agreement to be recorded with the parcel for future owners that requires 1) payment to pay for plant expansion, 2) support of a funding mechanism for expansion and 3) pay for hauling and sewage disposal costs if Ramona Municipal Water District is unable to treat and dispose of sewage generated by the subject parcel. A lien contract for mitigation fees for the abovementioned items will be required at the time that an application for sewer service is made. The current estimate is $20,000 per EDU. When the lien is called the amount collected will be less any SMSSA CIP fees already paid at the time the application for service is made. The mitigation fee for additional spray fields identified in the original sewer system evaluation are now included in the $20,000 lien.

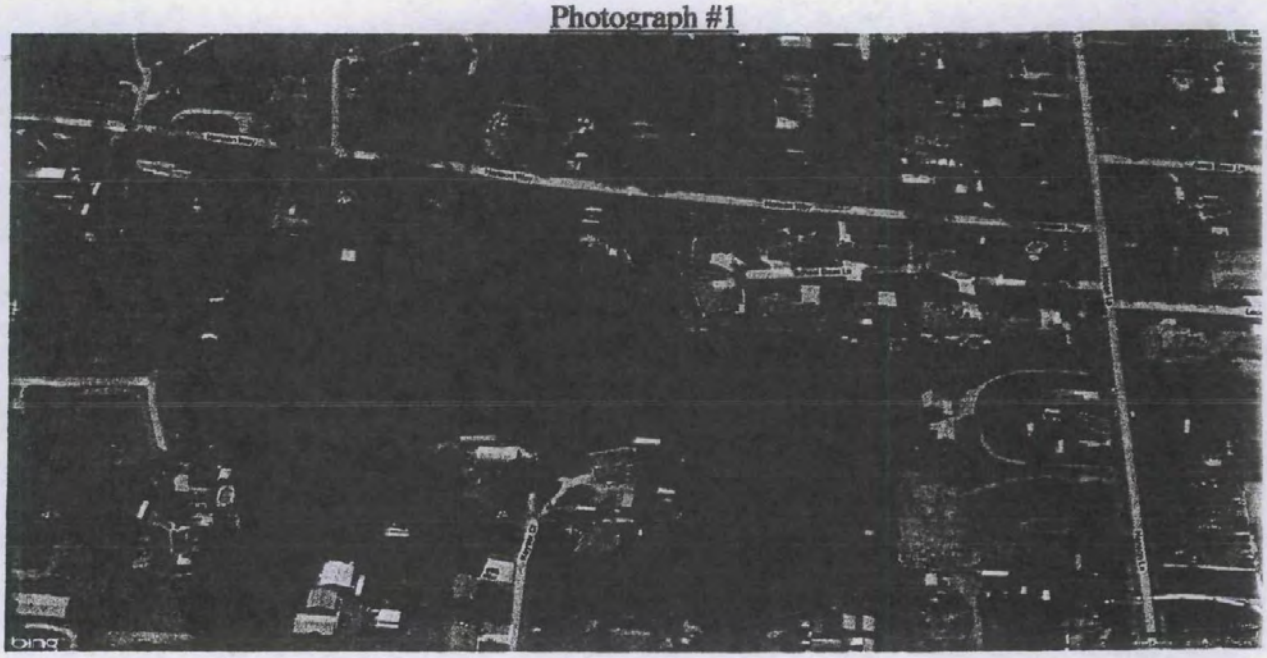
Annexation Fees

As mentioned previously, Annexation fees of $13,491 have been paid for the 9 EDUs associated with the original project that were located on APN 282-341-17. There are now 16 EDUs planned for the same area previously annexed. The RMWD Legislative Code Section 7.60.080 states, "*Additional annexation fees then in effect shall be charged for parcel(s) which have annexed for service and later increase the number of EDU'S.*" Prior to the RMWD executing a Project Facility Commitment Form for the County of San Diego (Form #DPLU-400S), annexation fees of $10,493 will be required for 7 additional EDUs.

Capital Improvement Fees

Based on the revised EDUS proposed to connect to the sewer system, the $59,752 required in the original evaluation is now $86,912 for 16 EDUs. The cost per EDU is $5,432. A sewer service agreement will also be required prior to the RMWD executing the Project Facility Commitment Form.

Photograph #1



FACILITIES REQUIRED TO SERVE APNs: APNs 282-341-38 to 42 and 282-341-45 to 48

1. Pay annexation fees of $10,493 prior to the RMWD executing a County of San Diego Project Facilities Commitment form.
2. Execute a Sewer Service Agreement prior to the RMWD executing a County of San Diego Project Facilities Commitment form.
3. Construct the facilities identified in Alternative 1 on the original study. Estimated at $91,760.
4. Submit plans by a licensed civil engineer and raise RMWD private project balance to $4,000.
5. Pay CIP fees (currently $5,432 per EDU). $86,912 is due on 16 EDUs.
6. Execute a lien contract for future payment toward the construction of facilities currently identified in this report if revised mitigation fees have not been established at the time a request for sewer service has been made (currently estimated at $20,000 per EDU). Due on 16 EDU or $320,000. Actual mitigation fee will be determined on the actual number of EDUs constructed.
7. Provide a 30-foot easement for all portions of the alignment outside of the public right of way.
8. Execute service application. Fees and charges at the time of application may differ from those listed above.
9. Conditions are subject to change based on code and system changes. In any case, these conditions shall be re-evaluated after two years.

Prepared by:

Phillip Dauben 7/22/09

Phillip Dauben — Date
Civil Engineer

Approved by:

7/30/09

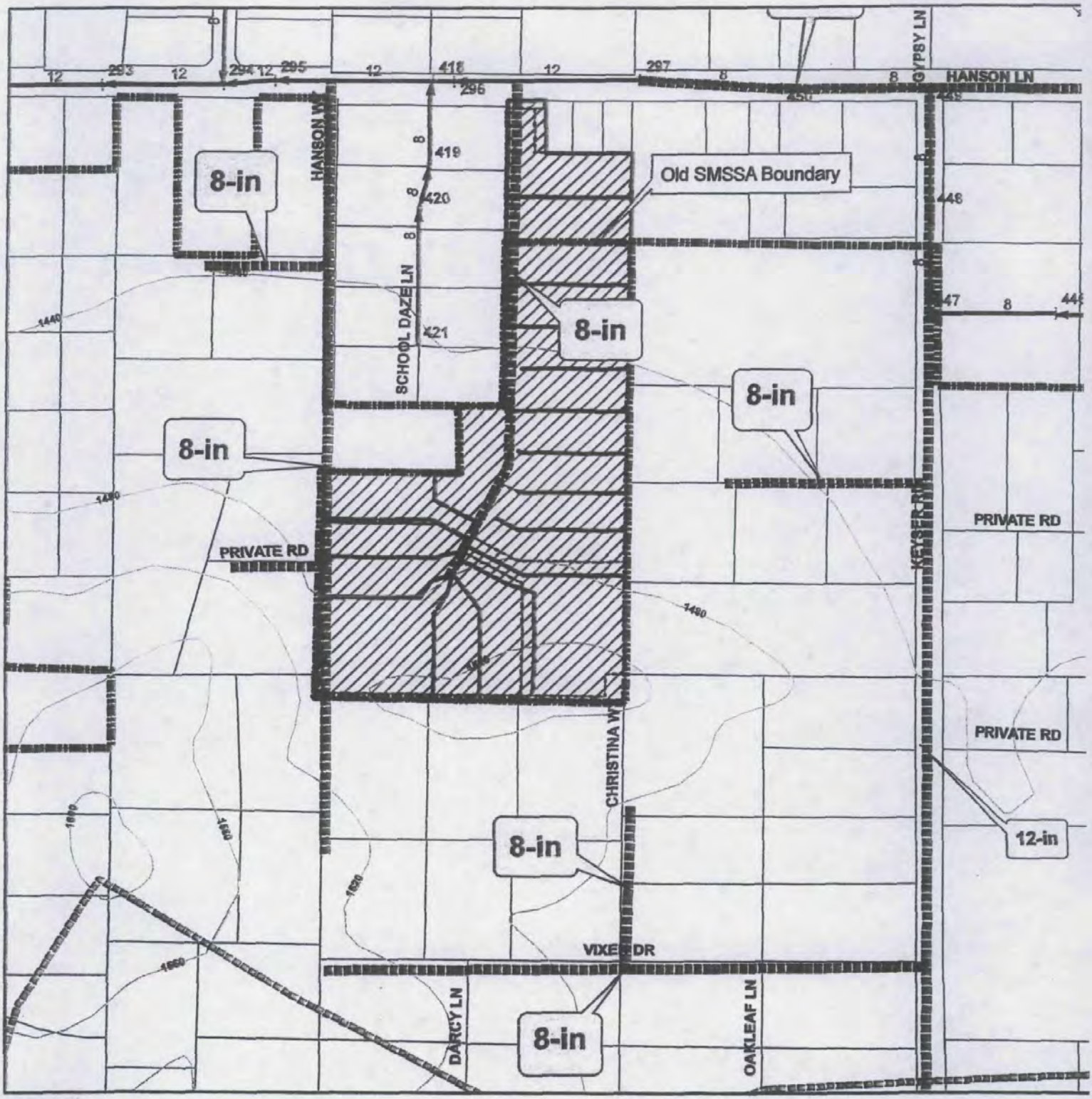
Tim Stanton, PE — Date
District Engineer

Approved by:

Alice Benson 7/28/09

Alice Benson — Date
Operations Manager

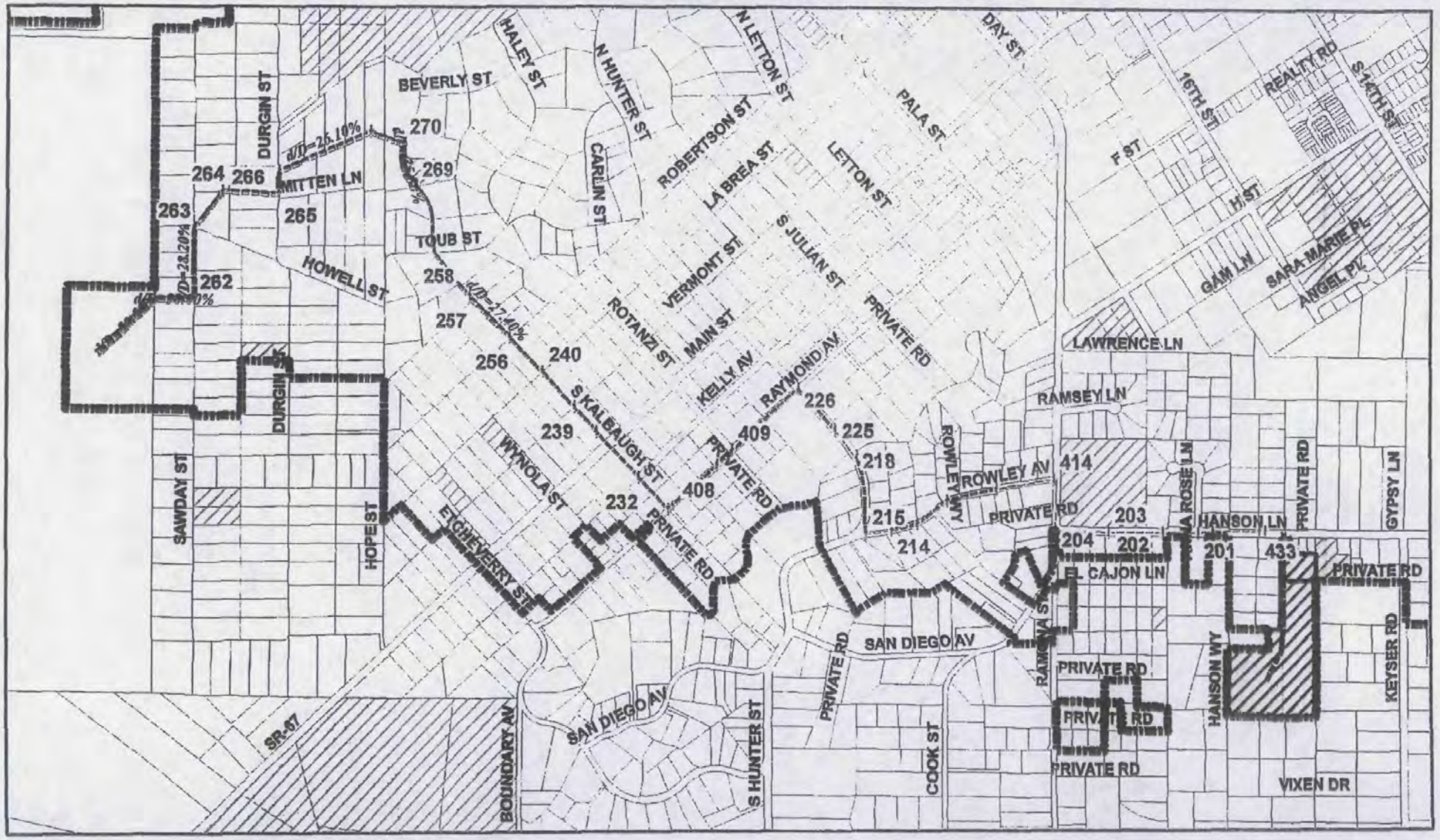
EXHIBIT A
Revised Conditions
APNs: 282-341-17 & 282-341-02
Hanson Lane and Glae Jean Court
Owner: Jean McDonald



Legend

- Subject Parcel selection
- **Revised Property Lines**
- Ridge Line
- Ultimate Facilities
- RMWD_Topos
- Santa Maria Sewer Service Area
- Active Latent Powers Boundary
- Subject_Parcels

EXHIBIT B
Model Results
APNs: 282-341-17 & 282-341-02
Hanson Lane and Glae Jean Court
Owner: Jean McDonald



Legend

- Manholes
- D/D_(MAX)
  - 4.9 - 14.4%
  - 14.4 - 24.9%
  - 24.9 - 34.7%
  - 34.7 - 46.2%
  - 46.2 - 57.0%
- Subject_Parcels
- Private Projects and Studies

0 500 1,000 2,000 Feet

COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (888) 267-8770

PROJECT FACILITY AVAILABILITY FORM

WATER **W**

Please type or use pen

JEAN F. MC-DONALD 760 789 1465
Owner's Name Phone

1212 H ST #175
Owner's Mailing Address Street

RAMONA CA 92065
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:_____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from_____ to _____ zone.
☐ Major Use Permit (MUP), purpose:_____
☐ Time Extension...Case No._____
☐ Expired Map...Case No._____
☐ Other_____

B. ☒ Residential ..... Total number of dwelling units 15
☐ Commercial ..... Gross floor area_____
☐ Industrial ..... Gross floor area_____
☐ Other ..... Gross floor area_____

C. ☐ Total Project acreage 2.66 Total number of lots 15

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s) (Add extra if necessary)

282	341	17

Thomas Bros. Page 1172 Grid 1-F

1602 HANSON LANE
Project address Street

RAMONA CA 92065
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Linda L. Tomblin Date: 4-15-09

Address: 1576 E OAK VALLEY RD RAMONA 92065 Phone: 760 789 8311

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: RAMONA MUNICIPAL WATER DISTRICT Service area_____

A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based ~~on the capital facility plans of the district~~. Explain in space below or on attached_____. (Number of sheets)
☐ Project will not be served for the following reason(s): BASED ON WATER SYSTEM EVALUATION (SEE ATTACHED CONDITIONS)

C. ☒ District conditions are attached. Number of sheets attached: 1
☐ District has specific water reclamation conditions which are attached. Number of sheets attached:_____
☐ District will submit conditions at a later date.

D. ☐ How far will the pipeline(s) have to be extended to serve the project?_____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. EXPIRES 4/16/11

Authorized signature: Phillip Dauben Print name PHILLIP DAUBEN

Print title CIVIL ENGINEER Phone 760-788-2260 Date 4/16/09

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 by the district, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

DPLU-399W (02/07)

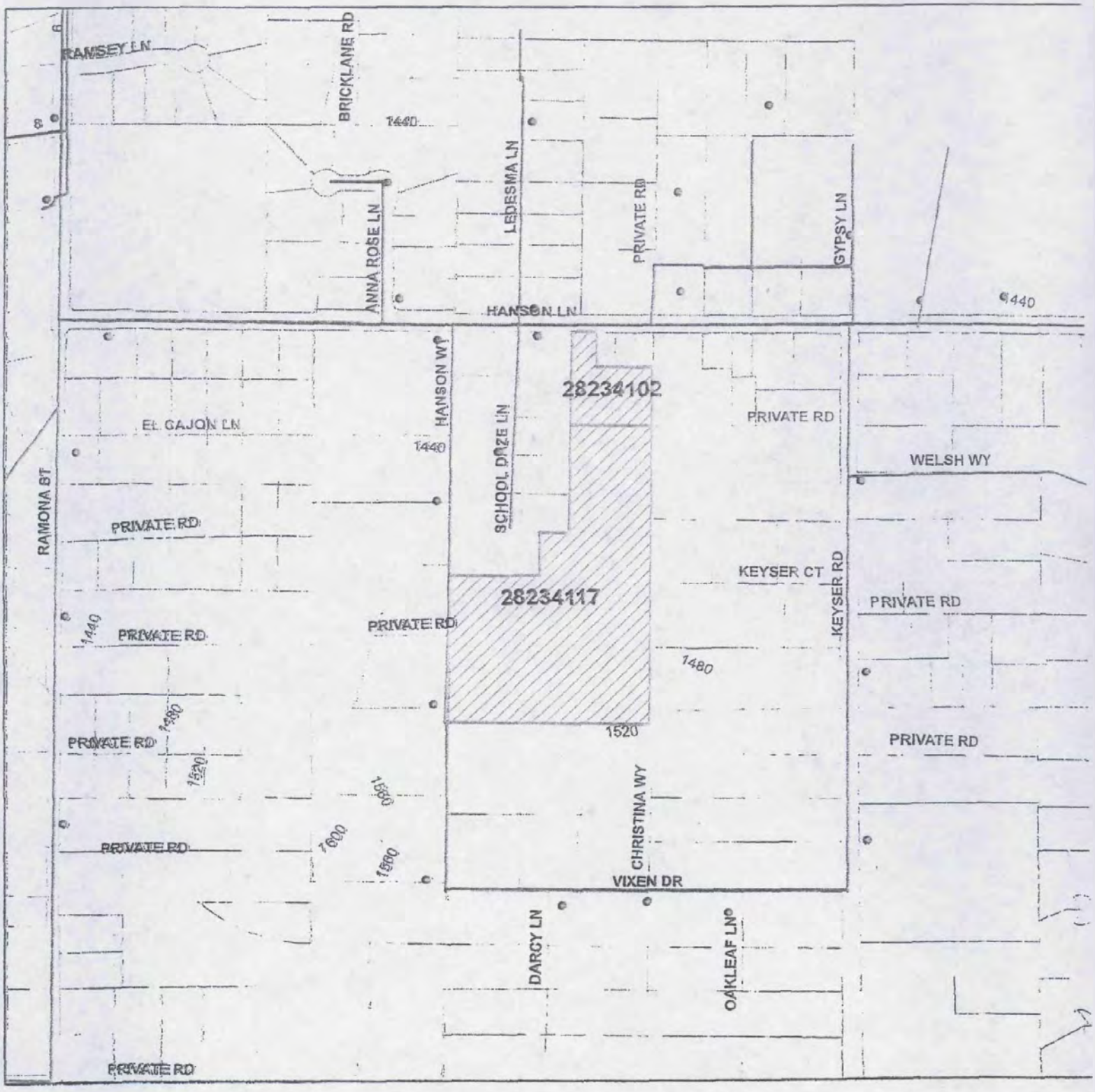
Vicinity Map
APNs: 282-341-17
Hanson Lane and Glae Jean Court
Owner: Jean McDonald

Legend

- Subject Parcel selection
- RMWD Boundary
- Water System
- Fire_Hydrants

N
W E
S

Facility Map
APNs: 282-341-02, 17
Hanson Lane and Glae Jean Court
Owner: David Lohman



Legend

- RMWD Boundary
- Water System
- Fire_Hydrants
- All Water Meters
- Subject Parcel selection

N
W E
S

Conditions for Water Availability Letter (In District)

a. Water facilities are reasonably expected to become available within five (5) years, if the following conditions are met:

A water commitment agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.

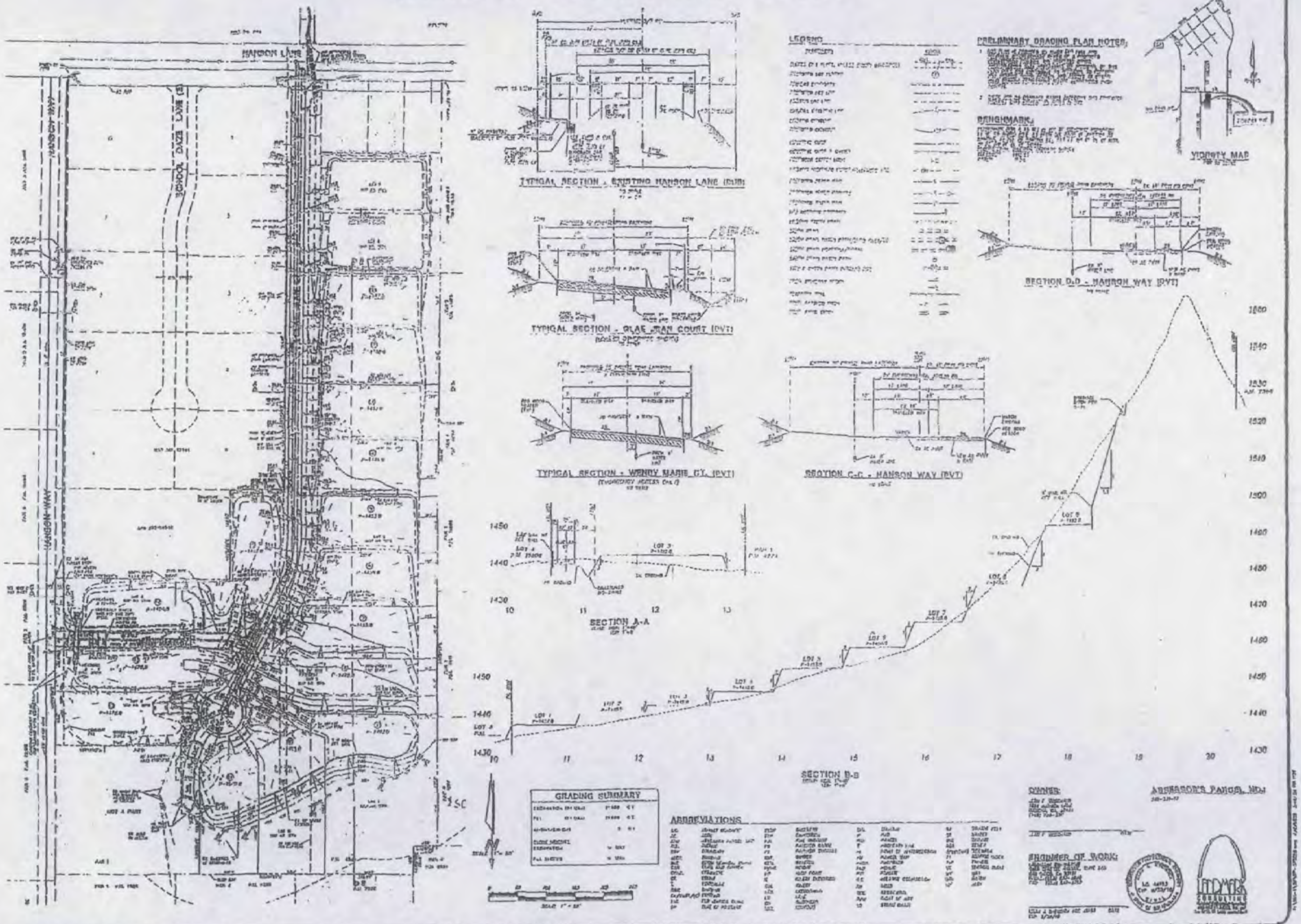
b. Developer shall make a deposit (minimum of $2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks to complete. *The Water System Evaluation shall be completed and a Water Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".*

c. Water availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. ***Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for water service.***

COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN FOR

ESTATES AT McDONALD PARK, TM 5560

SHEET 1 OF 1



RAMONA MUNICIPAL WATER DISTRICT

ENGINEERING
105 EARLHAM STREET
RAMONA, CA 92065-1599

TELEPHONE: 760-789-1330
FACSIMILE: 760-788-2202

June 26, 2006

J.O. 10623

To: Dale Timblin
15766 Oak Valley Road
Ramona, CA 92065

Re: Water and Sewer System Evaluations for APNs: 282-341-02, 282-341-17

Dear Mr. Timblin,

The Ramona Municipal Water District (RMWD) has completed its system evaluation of the impacts your connections to the RMWD water and sewer systems. The evaluations have made the following determinations:

RMWD Water System:

1. Construct the facilities identified in Alternative 1. The estimated cost is $115,200.
2. Either pay or execute a lien contract for the storage mitigation cost of $5,300 per EDU. Due on 11 EDUs or $58,300.
3. Install a private booster pumps on the owner's side of the water meters if pressure is not sufficient to meet customer's needs.
4. Confer with the Ramona Fire Department for their requirements.
5. Pay water meter capital improvement and County Water Authority fees of $12,163 per EDU. Due on 9 EDUs or $109,467.
6. Provide a 30-foot easement for portions of the alignment outside of the public right of way.
7. Execute required agreements, applications, and pay appropriate fees and deposits as specified in the legislative code in effect at the time of application for service.

Santa Maria Sewer System:

1. Construct the facilities identified in Alternative 1. Estimated at $91,760.
2. Pay or execute a lien contract for $2,400 per EDU for the purchase of additional spray fields. Due on 11 EDUs or $26,400.
3. Annex into the Santa Maria Sewer Service Area and pay applicable annexation fees of $1,499 per EDU. Due on 9 EDUs or $13,491.
4. Pay CIP fees of $5,432 per EDU or $59,752.

LEIN
$20,000

5. Provide a 30-foot easement for all portions of the alignment outside of the public right of way.
6. Execute required agreements, applications and pay appropriate fees and deposits as described by the attached Private Project Checklist.

The studies are considered to be valid for two years unless conditions have changed at the time of the request for services. If you have any questions please call 760-788-2260.

Sincerely,

Phillip Dauben, PE
Civil Engineer

Cc: file – JO 10623

RAMONA MUNICIPAL WATER DISTRICT
105 Earlham Street
Ramona, California 92065-1599
Telephone:
(760) 789-1330

July 21, 2009

J.O. 10623-1

Mrs. Jean McDonald
1212 H Street #175
Ramona, CA 92065

Re: Water System Evaluation Addendum for APNs: 282-341-02 & 282-341-17

Dear Mrs. McDonald:
This letter is to serve as an addendum to the Water System Evaluation dated June 12, 2006. The Ramona Municipal Water District (RMWD) has reviewed the changed conditions in your project and understands that the density of your project has increased from 11 lots previously to 16 in its current form. The previous subdivision has also occurred and the Assessor's Parcel Numbers (APNs) listed above have been replaced with APNs 282-341-38 to 42 and 282-341-45 to 48 (See Exhibit A). The proposed road alignment is anticipated to remain in the same location.

In consideration of the above changes, the RMWD has revised the previous water system evaluation to include the following requirements:

1) Construct the water facilities indentified in Alternative 1 of the Water System Evaluation dated June 12, 2006.
2) Either pay or execute a lien contract for the storage mitigation cost of $5,300 per EDU. Due on 16 EDUs or $84,800.
3) Install a private booster pump on the owner's side of the water meters if pressure is not sufficient to meet customer's needs.
4) Pay water meter capital improvement and County Water Authority fees of $12,163 per EDU. Due on 14 EDUs or $170,282.
5) Provide a 30-foot easement for all portions of the alignment outside of the public right of way.
6) Execute service application. Fees and charges at the time of application may differ from those listed above.
7) Conditions are subject to change based on code and system changes. In any case, these conditions shall be re-evaluated after <u>two years</u>.

If you have any questions please call 760-788-2260 to schedule a meeting. Appointments will be

made on a first come, first serve basis, and will be scheduled a minimum of 1 week from the time the request is made.

Sincerely,

Phillip Dauben 7/30/09

Phillip Dauben — Date
Civil Engineer

Approved by:

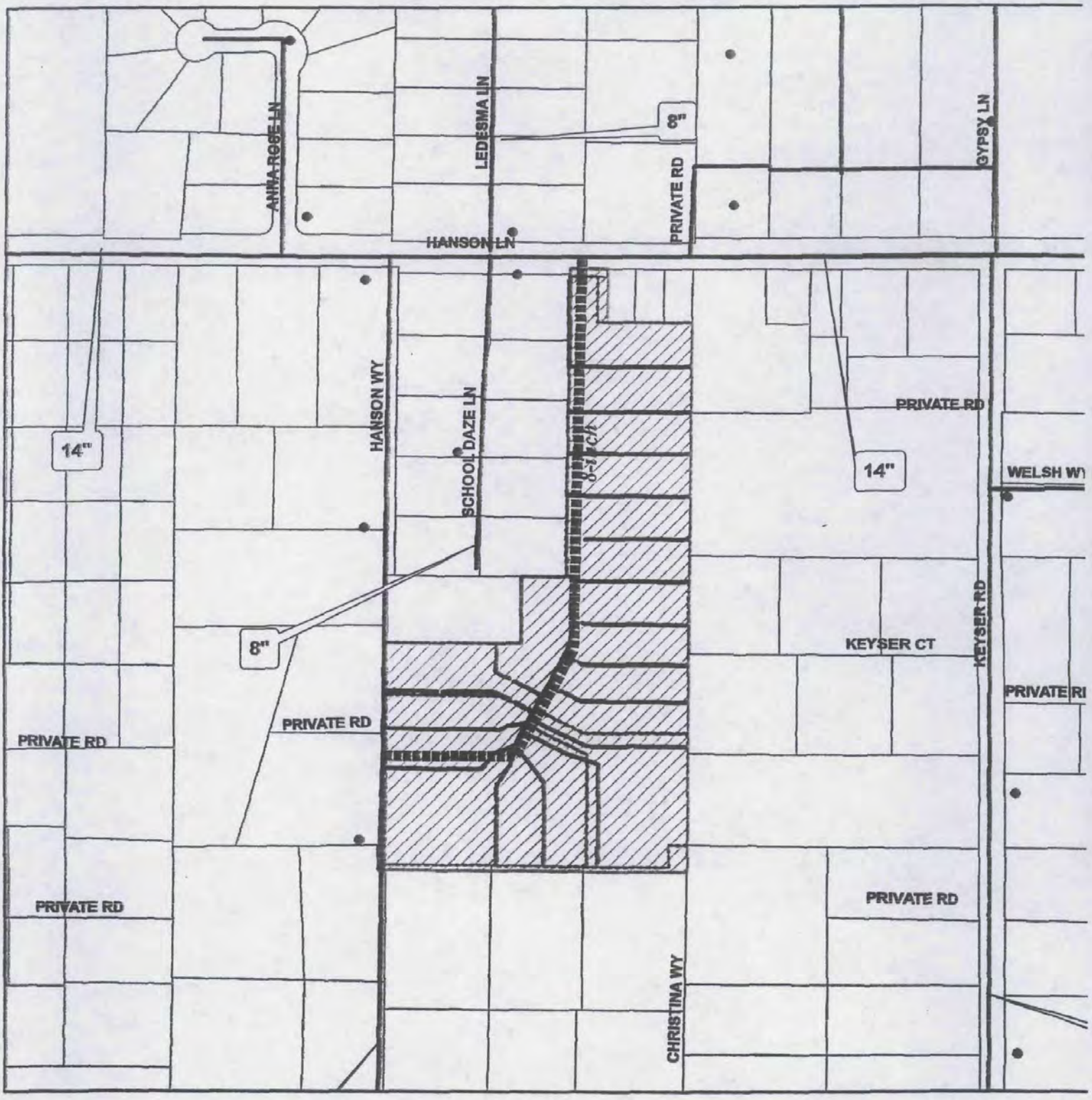
Tim Stanton, PE — 7/30/09 Date
District Engineer

Approved by:

John Brean — 7/24/09 Date
Water Operations Superintendant

Cc: File – 10623-1
Private project notebook.

EXHIBIT A
Revised Conditions
APNs: 282-341-17 & 282-341-02
Hanson Lane and Glae Jean Court
Owner: Jean McDonald



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (888) 267-8770

PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Sc

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

JEAN F MC DONALD
Owner's Name Phone

1212 H ST #175 760 521 5208
Owner's Mailing Address Street

RAMONA CA 92065
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICAN

A. LEGISLATIVE ACT
- ☐ Rezones changing Use Regulations or Development Regulations
- ☑ General Plan Amendment
- ☐ Specific Plan
- ☐ Specific Plan Amendment

B. DEVELOPMENT PROJECT
- ☐ Rezones changing Special Area or Neighborhood Regulations
- ☑ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Major Use Permit (MUP), purpose:_____
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☐ Other_____

C.
- ☑ Residential ..... Total number of dwelling units 15
- ☐ Commercial ..... Gross floor area_____
- ☐ Industrial ..... Gross floor area_____
- ☐ Other ..... Gross floor area_____

D. ☐ Total Project acreage 9.78 Total number lots 15

Assessor's Parcel Number(s)
(Add extra if necessary)

2	8	2	3	4	1	1	7

Thomas Bros. Page 1172 Grid F-1

1666 HANSUN LANE
Project address Street

RAMONA 92065
Community Planning Area/Subregion Zip

Applicant's Signature:_____ Date:_____

Address:_____ Phone:_____

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: RAMONA UNIFIED SCHOOL DISTRICT

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary:_____ miles_____
Junior/Middle:_____ miles:_____ High school:_____ miles_____

DUE TO OVERCROWDED CONDITIONS, SCHOOLS OF ATTENDANCE CANNOT BE IDENTIFIED AT THIS TIME.

XXX ☒ This project will result in the overcrowding of the ☒ elementary ☒ junior/school ☒ high school. *(Check)*

XXX ☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

XXX ☒ Project is located entirely within the district and is eligible for service.

☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

FEES WILL BE EXACTED PER THE PREVAILING RATES AT THE TIME OF PERMIT APPLICATION.

Patricia M DiMaio
Authorized signature

PATRICIA DIMAIO
Print name

FISCAL SERVICES MANAGER
Print title

760-787-2024
Phone

03/25/08

On completion of Section 2 by the district, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (888) 267-8770

PROJECT FACILITY AVAILABILITY FORM

FIRE F

Please type or use pen

JEAN F. MC DONALD
Owner's Name Phone

1212 H ST. # 175
Owner's Mailing Address Street

RAMONA CA 92065
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- ☑ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☑ Rezone (Reclassification) from A-70 to RR2 zone.
- ☐ Major Use Permit (MUP), purpose:
- ☐ Time Extension...Case No.
- ☐ Expired Map...Case No.
- ☑ Other GENERAL PLAN ADMENDMENT
- ☐ Specific Plan or Specific Plan Amendment
- ☐ Certificate of Compliance:

B.
- ☑ Residential ..... Total number of dwelling units 15
- ☐ Commercial ..... Gross floor area
- ☐ Industrial ..... Gross floor area
- ☐ Other ..... Gross floor area

C. Total Project acreage 9.78 Total lots 15 Smallest proposed lot 0.50 AC

Assessor's Parcel Number(s) (Add extra if necessary)

282	341	17

Thomas Bros. Page 1172 Grid F-1

1666 HANSON LANE
Project address Street

RAMONA 92065
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature:_____ Date:_____

Address:_____ Phone:_____

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District name Ramona Fire Department / RMWD

Indicate the location and distance of the primary fire station that will serve the proposed project: Sta. 80 829 San Vicente Rd. Ramona CA. 92065

A.
- ☒ Project is in the District and eligible for service.
- ☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
- ☐ Project is not in the District and not within its Sphere of Influence boundary.
- ☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 4 minutes.

☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C.
- ☐ District conditions are attached. Number of sheets attached:
- ☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- ☒ Within the proposed project 100' feet of clearing will be required around all structures.
- ☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Calvin B. McVay	Calvin B. McVay Fire Marshal	760-788-2244	03/25/08
Authorized signature	*Print name and title*	*Phone*	*Date*

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123

Attachment 3: Letters from RMWD

JN 106-1
1/23/09

COPY

RAMONA MUNICIPAL WATER DISTRICT
In cooperation with the
CALIFORNIA DEPARTMENT OF FORESTRY
and
FIRE PROTECTION

105 Earlham Street
Ramona, California 92065-1599

Telephone:
760-788-2244

RAMONA FIRE PREVENTION BUREAU

Kurt Gonzales, DPLU Project Manager
Project Processing Control Center
5201 Ruffin Rd, Ste. "B"
San Diego, California 92123-1666

January 22, 2009

Re: Case Number PAA08-003 / GPA09-005, TM5560
Location: 1666 Hanson Lane; Ramona, California 92065
APN # 282-341-38, 42, 45, 48

A review of this proposed project as been completed and the following conditions shall be applied:

1. Roadways shall have a graded width of twenty-eight feet (28') minimum, with a paved minimum width of twenty-four feet (24') of asphaltic concrete. **Fire Lane markings will apply to all roadway with minimum widths of 24' feet. Fire Lane signs and/or the painting of curbs stating "No Parking Fire Lane" will be required and maintained.**

   All private easement/driveways shall have a graded width of eighteen feet (18') with an improved wi of sixteen feet (16') of asphaltic concrete ***(asphalt)*** capable of supporting an imposed load of 75,00(pounds. Any section of the driveway with slopes between 15% to 20% shall be graded to a width c 18' and improved with 16' of Portland cement ***(concrete)***.

   A cul-de-sac is required at the end of the proposed private easement roadway (Glae Jean Ct.), grad to a radius of thirty-eight feet (38') and a minimum unobstructed paved radius of thirty-six feet (36') v no parking allowed.

   Unimpeded Fire Department Access shall be provided and maintained, prior to any combustible materials being brought to the site and throughout the construction process.

2. Secondary Access is required for this project. Secondary Access roadways shall have a graded wi of twenty-eight feet (28') minimum, with a paved minimum width of twenty-four feet (24') of asphaltic concrete designed maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs.).

3. The private easement roadway (Glae Jean Ct.) shall be named. Street sign shall be installed maintained at the intersection of the private easement roadway and Hanson Lane in accordance v San Diego County Design Standards DS-13. The signs shall indicate the hundred block range directional arrow(s). Additional signage for Secondary Access as required.

4. Three fire hydrants shall be designed and installed in accordance with the specifications of Ramona Municipal Water District (RMWD) with a minimum fire flow of 2500 GPM at 20 PSI residu The fire hydrants will have two 64mm (2-1/2") outlets and one 100mm (4") outlet. One (1) fire hydr will be installed at the intersection of Hanson Ln. and Glae Jean Ct. (southeast corner), one (1) hydrant will be installed proximal to parcel three (3) southeast side of roadway, and one (1) hydr will be installed at the beginning of the cul-de-sac adjacent to parcel thirteen (13).

   The fire hydrant(s) shall be installed and fully functional prior to the issuance of a building permit and/or any combustible materials being brought to the site.

5. Automatic Sprinkler Systems will be required for all subsequent residential and utility construction in accordance with NFPA 13-D.

6. A Short Form-Fire Protection Plan is required and will be submitted to the Ramona Fire Department/ Cal-Fire for approval.

7. Existing structures and all subsequent construction of structures will provide defensible space of c hundred feet (100') in accordance with Ramona Ordinance 07-339 and the County of San Die Consolidated Fire Code.

For further assistance on this matter please contact our office at (760) 788-2244 or (760) 788-2243 M-F 7:30am to 4:00pm.

Calvin McVay, Fire Marshal
Ramona Fire Department\Cal-Fire

c: Paul Dawson, Fire Marshal
Phillip Dauben, Engineer RMWD
Mark A. Brencick, Engineer

APN 28234138

cbm

COPY

RAMONA MUNICIPAL WATER DISTRICT
In cooperation with the
CALIFORNIA DEPARTMENT OF FORESTRY
and
FIRE PROTECTION

105 Earlham Street
Ramona, California 92065-1599

Telephone:
760-788-2244

RAMONA FIRE PREVENTION BUREAU

Jarrett Ramaiya, DPLU Project Manager
Project Processing Control Center
5201 Ruffin Rd, Ste. "B"
San Diego, California 92123-1666

February 2, 2009

Re: Secondary Access
Case Number PAA08-003 / GPA09-005, TM5560
Location: 1666 Hanson Lane; Ramona, California 92065
APN # 282-341-38, 42, 45, 48

After additional review and discussion with Mr. Dale Timblin regarding the proposed project and the requirement for secondary access, the Ramona Fire Prevention Bureau will accept the "Emergency Access Rd." depicted on TM 5560 as the same practical effect for secondary access.

Mr. Timblin stated that easement improvements (asphaltic concrete) to Hanson Way would be provided to support emergency vehicle operations.

The Emergency Access Rd. shall provide rapid access to emergency vehicles. All automatic gates across fire access roadways and driveways shall be equipped with approved emergency key-operated switches overriding all command functions and opening the gate(s). Gates accessing more than four residences, shall also be equipped with approved emergency traffic control-activating strobe light sensor(s), or other devices approved by the Chief, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.

All other conditions required in the January 22, 2009 Agency Recommendation Letter remain in full effect.

For further assistance on this matter please contact our office at (760) 788-2243 M-FRI. 7:30am to 4:00pm.

Calvin McVay, Fire Marshal
Ramona Fire Department\Cal-Fire

c: Paul Dawson, Fire Marshal
Dale Timblin, Developer

APN 28234138

cbm

RAMONA MUNICIPAL WATER DISTRICT
In cooperation with the
CALIFORNIA DEPARTMENT OF FORESTRY
And FIRE PROTECTION

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Ramona, California 92065-1599

Telephone:
1-760-788-2243

RAMONA FIRE PREVENTION BUREAU

Project Processing Control Center
5201 Ruffin Rd. Ste. "B"
San Diego, California 92123-1666

April 15, 2009

Re: APN 282-341-38, McDonald Park

The Ramona Fire Prevention Bureau has reviewed the proposed driveway to lot 11 and the existing building and the following will apply:

1. The grade being shown of up to 20% is acceptable.
2. The width of 16' of improved asphaltic concrete (75,000 lb load capacity) is acceptable.
3. The approach angel is not to exceed 7 degrees.

Jeremy Davis, Fire Inspector
Ramona Fire Dept.\ Cal Fire

Attachment 4: Environmental Review Update Application

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

ENVIRONMENTAL REVIEW UPDATE APPLICATION

For Applications Covered By A Previously Completed CEQA Document

SUBMIT FOUR (4) COMPLETED COPIES AND A COPY OF THE ORIGINAL APPLICATION FOR AN ENVIRONMENTAL INITIAL STUDY (AEIS) TO THE DPLU ZONING COUNTER

Permit/Entitlement applications that are implementing all or portions of a project that was considered in a previous CEQA document (Negative Declaration or EIR) only require an update. The update consists of:

1) **Ensuring that the application complies with all applicable environmentally related County Ordinances including, but not limited to, the Biological Mitigation Ordinance, Resource Protection Ordinance, Habitat Loss Permit Ordinance, and**
2) **A limited review of the previous CEQA document to determine if any changes to the project, changes in circumstances, or new information result in new or substantially more severe environmental effects that require additional CEQA analysis or documentation.**

FOR COUNTY USE ONLY:

Project Number(s):

THIS FORM IS BEING COMPLETED BY:

Mark Brencick
Name (Please Print)

Landmark Consulting	Engineer	10-15-08
Agency (If applicable)	Title	Date

9555 Genesee Ave Suite 200
Address

San Diego	CA	92121	(858) 587-8070	(858) 587-8750
City	State	Zip	Telephone Number	Fax Number

1666 Hanson Lane Ramona CA 92065 APN 282-341-17
Project Location (including APN)

I hereby certify that the statements furnished below and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the County of San Diego.

Signature: _____ ***Date:*** 10-15-08

PREVIOUS ENVIRONMENTAL REVIEW DETAIL

1. Indicate all ***open and previously approved*** discretionary permit applications filed with the County of San Diego related to the existing application. Indicate the respective case numbers: [Contact the DPLU Zoning Counter for assistance at 1-(888)-267-8770]

2. Yes ☒ No ☐ Unknown ☐ A stormwater management plan has been submitted with a prior related discretionary application.
   If yes, indicate application number(s): TM 5378

3. Yes ☒ No ☐ Unknown ☐ Multiple Species Conservation Program (MSCP) Findings/Biological Mitigation Ordinance (BMO) Conformance have been made with a prior related discretionary application.
   If yes, indicate application number(s): TM 5378

4. ***California Department of Fish and Game Fees:*** If your project has an effect on native biological resources, State law requires the payment of a fee to the California Department of Fish and Game (CDFG) for their review of the document (Fish and Game Code §711.4). Generally, only one filing fee is required for each project. Please indicate the Fish and Game Fee Status of your project:

   Yes ☒ No ☐ Unknown ☐ The project has previously paid for Fish and Game Fees. If Yes, and a receipt of the payment is available, please attach.

   Yes ☐ No ☐ Unknown ☒ The project has previously been found to have a "de minimis impact" on fish and wildlife resources.

PROJECT DETAIL

I. FEATURES OF THE APPLICATION WHICH DEVIATE FROM, OR WERE NOT DETAILED IN THE PROJECT ANALYZED IN THE PREVIOUS CEQA DOCUMENT

Describe all deviations of the current application from the project analyzed in the previous CEQA document. In cases where the project description in the previous CEQA document only generally recognizes the portion of the project covered by the current application, please provide additional detail. The narrative must be supplemented by a project plan or map of appropriate scale and legibility with all deviations "Redlined." Also include details such as any boundary adjustments, rezones, or general plan amendments which have involved the project site since the previous CEQA document was adopted/certified. **If there are no deviations from the project analyzed in the previous CEQA document and the project description clearly details the specifics of the present application, please write "None." Lack of sufficient detail may result in project delay and the requirement to resubmit detailed project information.** Use additional sheets if necessary.

The Project is the subdivision of appx. 9.77 ac into 15 lots. The project will be rezoned from A-70 to RR-2 and the lot sizes will be at least a half acre in net size.

II. CODE ENFORCEMENT/VIOLATION ISSUES

Describe any known open or active code enforcement/violation issues on the proposed project site. Indicate related Violation Numbers. If no open or active code enforcement/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. *(Use additional sheets if necessary):*

III. OFF-SITE IMPROVEMENTS/UTILITY EXTENSIONS WHICH DEVIATE FROM, OR WERE NOT DETAILED IN THE PROJECT ANALYZED IN THE PREVIOUS CEQA DOCUMENT

YES	NO	
☐	☒	Are there any necessary off-site improvements/utility extensions either 1) not detailed in the earlier environmental review or 2) deviates from the off-site improvements/utility extensions shown in the previous environmental review? If "Yes", answer the following questions and make sure that any deviations are "redlined " on an attached exhibit/plan. Use additional sheets if necessary.
☐	☒	Is **construction of new off-site streets or widening of existing off-site streets** proposed which deviates from or was not detailed in the project analyzed in the previous CEQA document? If yes, describe:
☐	☒	Is the extension of **sewer/water/electric/gas lines** proposed which deviates from or was not detailed in the project analyzed in the previous CEQA document? If yes, describe (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point):
☐	☒	Are **new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities** proposed which deviates from or was not detailed in the project analyzed in the previous CEQA document? If yes, describe:
☐	☒	Are pedestrian and/or bicycle paths which deviate from or were not detailed in the project analyzed in the previous CEQA document proposed?

IV. GRADING WHICH DEVIATES FROM, OR WAS NOT DETAILED IN THE PROJECT ANALYZED IN THE PREVIOUS CEQA DOCUMENT

YES	NO	UNKNOWN	
☒	☐	☐	Is any necessary grading either 1) not detailed in the earlier environmental review or 2) deviates from the grading shown in the previous environmental review? If "Yes", answer the following questions and make sure that all deviations are "redlined " on an attached exhibit/plan. Use additional sheets if necessary.
☒	☐		Will grading or filling, which deviates from or was not detailed in the project analyzed in the previous CEQA document, be required? If yes, discuss deviations from original plan:

Original proposal:

Vol. of cut: 20k cubic yds. Max cut slope ratio: 2:1 Max. height: 20 ft.

Vol. of fill: 20k cubic yds. Max fill slope ratio: 2:1 Max. height: 20 ft.

Current proposal:

Vol. of cut: 21k cubic yds. Max cut slope ratio: 2:1 Max. height: 17 ft.

Vol. of fill: 21k cubic yds. Max fill slope ratio: 2:1 Max. height: 15 ft.

If soil is to be imported/exported please describe the source of import/export location, if known. *(Use additional sheets if necessary)*:

**NOTE - The total number of Lots increased therefore there was a increase in the Limit of Disturbance

☐	☒		Is grading or filling of soil anticipated off-site which deviates from or was not detailed in the project analyzed in the previous CEQA document? Explain *(Use additional sheets if necessary):*
☐	☒	☐	Is blasting which deviates from or was not detailed in the project analyzed in the previous CEQA document anticipated? If so, please indicate possible location of blasting sites on the grading plan & detail the areas expected to be blasted:
☒	☐		Are retaining walls proposed which deviates from or was not detailed in the project analyzed in the previous CEQA document? If yes, discuss deviations from original plan: *(Show all retaining walls on site/plot plan or map)*

Original proposal:

Max. height 8 ft. Proposed Length 330 ft.

Current proposal: REVISED WALL IN LOTS 10 & 9 OF NEW TM.

Max. height 5 ft. Proposed Length 290 ft.

V. PROPOSED SITE UTILIZATION WHICH DEVIATES FROM, OR WAS NOT DETAILED IN THE PROJECT ANALYZED IN THE PREVIOUS CEQA DOCUMENT

Yes ☐ No ☒ Is the project either a multi-family residential, commercial or industrial project **AND** were building characteristics either 1) not detailed in the earlier environmental review, or 2) deviates from the building characteristics shown in the previous environmental review? If "Yes", fill in only those areas below which deviate from the original project and make sure that these deviations/specifications are shown/"redlined " on an attached exhibit/plan. Use additional sheets if necessary.

Original proposal:

1. Total area _____ sq. ft.

   Total net area (total minus area of public street and dedication) _____ acres or sq. ft.
2. Number of buildings _____ Height _____ Stories _____
3. Number of attached residential units _____
4. Number of floor area: Commercial uses _____ Industrial uses: _____
5. Number of off-street parking spaces _____

Current proposal:

1. Total area _____ sq. ft.

   Total net area (total minus area of public street and dedication) _____ acres or sq. ft.
2. Number of buildings _____ Height _____ Stories _____
3. Number of attached residential units _____
4. Number of floor area of: Commercial uses _____ Industrial uses: _____
5. Number of off-street parking spaces _____

VI. COMMERCIAL/INDUSTRIAL SITE UTILIZATION

Complete **ONLY** for proposed projects associated with Commercial or Industrial development (including Day Care Centers and Cottage Industries). Fill out to the extent known.

A. PROJECT OPERATIONS WHICH DEVIATE FROM, OR WERE NOT DETAILED IN THE PROJECT ANALYZED IN THE PREVIOUS CEQA DOCUMENT

Original proposal:

1. Number of average daily vehicle trips generated by the project _____
2. Facilities to be open on weekdays from ____ a.m. to ____ p.m. On weekends from ____ a.m. to ____ p.m.
3. Total number of employees _____ Each Shift _____
4. Number of clients, customers, or users EACH weekday _____
5. Radius of the service area _____
6. Total floor area_____ square feet Type of uses _____
7. Number of off-site parking spaces provided _____
8. North American Standard Industrial Classification Code(s) *(http://www.census.gov/epcd/www/naicstab.htm)*:

_____

PROJECT OPERATIONS (cont.) Complete **ONLY** for proposed projects associated with Commercial or Industrial development (including Day Care Centers and Cottage Industries). Fill out to the extent known.

Current proposal:

1. Number of average daily vehicle trips generated by the project _____
2. Facilities to be open on weekdays from ____ a.m. to ____ p.m. On weekends from ____ a.m. to ____ p.m.
3. Total number of employees _____ Each Shift _____
4. Number of clients, customers, or users EACH weekday _____
5. Radius of the service area _____
6. Total floor area_____ square feet Type of uses _____
7. Number of off-site parking spaces provided _____
8. North American Standard Industrial Classification Code(s) *(http://www.census.gov/epcd/www/naicstab.htm)*:

_____

B. INDUSTRIAL WASTE WHICH DEVIATES FROM, OR WAS NOT DETAILED IN THE PROJECT ANALYZED IN THE PREVIOUS CEQA DOCUMENT

	YES	NO	UNKNOWN	
1.	☐	☒	☐	Will industrial waste be discharged which deviates from or was not detailed in the project analyzed in the previous CEQA document? If yes, attach a discussion of the provisions for disposal.
2.	☐	☒	☐	Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust, smoke, etc.) which deviate from or were not detailed in the project analyzed in the previous CEQA document? If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following *(Use additional sheets if necessary)*:

a. What type of material (s) _____

b. How often? _____

C. MISCELLANEOUS ITEMS WHICH DEVIATE FROM, OR WERE NOT DETAILED IN THE PROJECT ANALYZED IN THE PREVIOUS CEQA DOCUMENT

	YES	NO	UNKNOWN	
1.	☐	☒	☐	Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance (including blasting) which deviate from or were not detailed in the project analyzed in the previous CEQA document?
2.	☐	☒	☐	Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project which deviates from or was not detailed in the project analyzed in the previous CEQA document? (Do not include common noise sources associated with all projects such as construction and traffic.)
3.	☐	☒	☐	Will the project involve the storage of dangerous materials (e.g., liquefied petroleum gas) which deviate from or were not detailed in the project analyzed in the previous CEQA document? If yes, what safety measures have been taken? Use additional sheets if necessary.

Attachment 5: Application for an Environmental Initial Study (AEIS)

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICATION FOR AN ENVIRONMENTAL INITIAL STUDY (AEIS)

For Applications NOT Covered By A Previously Completed CEQA Document

NOTE: IF THE PROPOSED PROJECT WAS CONSIDERED IN A PREVIOUS CEQA DOCUMENT (NEGATIVE DECLARATION OR EIR) WHICH HAS RECEIVED PREVIOUS ENVIRONMENTAL REVIEW, DO NOT COMPLETE THIS FORM. COMPLETE DPLU FORM #366 FOR AN ENVIRONMENTAL REVIEW UPDATE.

SUBMIT FOUR (4) COMPLETED COPIES TO THE DPLU ZONING COUNTER

FOR COUNTY USE ONLY:

Project Number(s): TM 5378 ER 04-09-011

THIS FORM IS BEING COMPLETED BY:

Thomas Cherry
Name (Please Print)

N/A	Landscape Architect	05/27/04
Agency (If applicable)	Title	Date

9903 Businesspark Avenue, Suite B
Address

San Diego	CA	92131	858-578-8964	858-578-0573
City	State	Zip	Telephone Number	Fax Number

(APN 282-341-02, APN 282-341-17) South of Hanson Lane, East of Hanson Way
Project Location (including APN)

I hereby certify that the statements furnished below and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the County of San Diego.

Signature: Thomas M. Cherry ***Date:*** 5-27-04

SDC DPLU RCVD 6

TM 5378

GENERAL PROJECT INFORMATION

I. PROJECT APPROVALS

1. Indicate all discretionary permits, approvals, or findings from the County of San Diego needed to complete the project that are ***anticipated at this time.***

DEPARTMENT OF PLANNING AND LAND USE ISSUED PERMITS:

- ☐ Administrative Permit
  - ☐ Borrow Pit
  - ☐ Grading and Clearing
  - ☐ Lot Area Averaging
- ☐ Agricultural Preserve
  - ☐ Amendment to the Preserve
  - ☐ Cancellation
- ☐ Boundary Adjustment
- ☐ Certificate of Compliance
- ☐ Final Map Modifications
- ☐ General Plan Amendment
- ☐ Habitat Loss Permit
- ☐ Landscape Plans
- ☐ Major Use Permit
  - ☐ Modification
  - ☐ Time Extension
- ☐ Minor Grading Permit
- ☐ Minor Use Permit
  - ☐ Modification/Waiver
  - ☐ Time Extension
- ☐ Open Space Easement Encroachment
- ☐ Open Space Easement Vacation
- ☐ Parcel Map Modification
- ☐ Reclamation Plan
- ☐ Rezone
- ☐ Road Opening
- ☐ Road Vacation
- ☐ Site Plan
- ☐ Specific Plan
  - ☐ Specific Plan Amendment
- ☒ Tentative Map
  - ☐ Expired Map
  - ☐ Resolution Amendment
  - ☐ Revised Map
  - ☐ Time Extension
- ☐ Tentative Parcel Map
  - ☐ Amendment of Conditions
  - ☐ Expired Map
  - ☐ Revised Map
  - ☐ Time Extension
- ☐ Variance
- ☐ Other: _____

DEPARTMENT OF PUBLIC WORKS ISSUED PERMITS:

- ☐ County Right of Way Permits
  - ☐ Construction Permit
  - ☐ Encroachment Permit
  - ☐ Excavation Permit
- ☒ Grading Permit
  - ☐ Grading Permit Plan Change
- ☒ Improvement Plans
- ☐ Map Modification
- ☐ Remandment of Relinquished Access Rights
- ☐ Condemnation of Right-of-Way

DEPARTMENT OF ENVIRONMENTAL HEALTH ISSUED PERMITS:

- ☐ Exploratory Borings, Direct-push Samplers, and Cone Penotrometers Permits
- ☐ Groundwater Wells and Exploratory or Test Borings Permit
- ☐ Septic Tank Permit
- ☐ Underground Storage Tank Permit
- ☐ Water Well Permit

I. PROJECT APPROVALS (cont.)

2. Indicate other permits, approvals, or findings required from regional, state, and federal jurisdictions that are ***anticipated at this time.***

	PERMIT	AGENCY WITH JURISDICTION	If previously granted, date of approval
☐	Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)	
☐	State Highway Encroachment Permit *http://www.dot.ca.gov/hq/traffops/developserv/permits/*	CalTrans	
☐	401 Permit - Water Quality Certification *http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html*	Regional Water Quality Control Board (RWQCB)	
☐	404 Permit – Dredge and Fill *http://www.swrcb.ca.gov/rwqcb1/Program_Information/wqwetcert.html*	US Army Corps of Engineers (ACOE)	
☐	1603 – Streambed Alteration Agreement *http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp*	CA Department of Fish and Game (CDFG)	
☐	Section 7 - Consultation or Section 10a Permit – Incidental Take *http://www.fws.gov/*	US Fish and Wildlife Services (USFWS)	
☐	Air Quality Permit to Construct *http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf*	Air Pollution Control District (APCD)	
☐	Air Quality Permit to Operate – Title V Permit *http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV*	APCD	
☒	National Pollutant Discharge Elimination System (NPDES) Permit *http://www.swrcb.ca.gov/rwqcb9/*	RWQCB	
☐	General Industrial Stormwater Permit *http://www.swrcb.ca.gov/rwqcb9/*	RWQCB	
☒	General Construction Stormwater Permit *http://www.swrcb.ca.gov/rwqcb9/*	RWQCB	
☐	Waste Discharge Requirements Permit *http://www.swrcb.ca.gov/rwqcb9/*	RWQCB	
☒	Water District Approval	Designated Water District	
☒	Sewer District Approval	Designated Sewer District	
☒	School District Approval	Designated School Districts	
☐	Others: Chapter 3 of the Coastal Act	California Coastal Commission	

II. CODE ENFORCEMENT/VIOLATION ISSUES

Describe any known open or active code enforcement/violation issues on the proposed project site. Indicate related Violation Numbers. If no open or active code enforcement/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. *(Use additional sheets if necessary):*

NONE

PROJECT DESCRIPTION

III. FEATURES OF THE PROJECT *(Note: Filling out Sections IV. and VII. of this form may help in completing a full project description)*

DESCRIBE IN DETAIL the features of the project. This description should adequately reflect the construction and development (for example, grading) as well as the ultimate use and intention of the site (for example, a 40,000 sq. ft. industrial facility). The narrative must be supplemented by a project plan or map of appropriate scale and legibility.

- Include technical aspects of the project such as the considerations of land use, density and intensity, engineering requirements, and visual or aesthetic features.
- Include environmental constraints or characteristics, or compliance with environmental regulations/policies which may have influenced the initial project design such as avoidance of geologic hazards known to the site, steep topography, avoidance of impacts to sensitive resources (for example biological, natural, water, cultural), compliance with the Resource Protection Ordinance, storm discharge requirements, Air Pollution Control District (APCD) permit requirements, project accessibility, hazards (for example floodway avoidance, noise buffering), etc.
- Include description of all the stages of project development that could cause physical changes in the environment including construction, operation and maintenance.
- If the project will be phased, the anticipated phasing schedule should be described.
- Include the objectives of the proposal in a discussion that identifies why the applicant is undertaking the proposed project (for example, provision of housing or commercial services, reduction in traffic congestion, reduction of a flood hazard at a reasonable cost).

Lack of detail may result in project delay and the requirement to resubmit a more detailed project description.

(Use additional sheets if necessary):

Please see Attachment A.

IV. ENVIRONMENTAL ASPECTS OF PROJECT

This section is to help evaluate all reasonably foreseeable impacts of the proposed project. <u>An answer to each question is required</u> to have well-reasoned and substantiated conclusions, when possible, regarding potential environmental effects of the proposed project. If an answer is unknown, explain why the answer is unknown. Use additional sheets if necessary:

	YES	NO	UNKNOWN	
1. LAND USE:	☐	☒	☐	Will the project be a land use not presently existing in the surrounding neighborhood? **Please see Attachment A for detailed answers to this and all applicable questions within Section IV.**
2. AGRICULTURE RESOURCES:	☐	☒	☐	Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land:
3. POPULATION AND HOUSING:	☒	☐		Will existing housing be removed to allow construction of the proposed project?
4. GEOLOGICAL ISSUES:	☒	☐	☐	Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)?
5. WATER RESOURCES:	☐	☒		Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)? *(Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater)*
	☒	☐	☐	Are there any existing water wells on the property? If yes, state how many are currently in-use. *(Show all wells on site/plot plans or maps)*
	☒	☐	☐	Will the project require new stormwater/drainage facilities?
6. AIR QUALITY:	☒	☐	☐	Will the project generate smoke, fumes, or odors?

	YES	NO	UNKNOWN	
7. TRANSPORTATION/ CIRCULATION:	☐	☒	☐	Will the project affect pedestrians or horse riders or vehicular traffic (including bicycles) in the immediate area?
	☐	☐	☒	Is there any traffic congestion during commute hours at any nearby street intersections providing access to the project that will be substantially affected? If yes, list the intersection(s):
8. BIOLOGICAL RESOURCES:	☒	☐	☐	Will the project require the removal of natural vegetation (excluding landscaping and agriculture)?
	☐	☒	☐	Has the project site been cleared/graded in the past 5 years prior to the submittal of this application? If yes, explain and include details as to the extent, times, and reasons for clearing or Permit Number:
	☐	☒	☐	Are there any known or identified unique, rare, threatened, or endangered animals or plants residing on the site or in close proximity?
	☐	☒	☐	Are there any existing Biological Open Space Easements on the project site or affected by project improvements off-site?
9. HAZARDS:	☐	☐	☒	Are there any potentially hazardous and/or toxic materials that exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s):
	☐	☒	☐	Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials?

		YES	NO	UNKNOWN	
9.	HAZARDS (cont.):	☐	☒		Will the project involve the burning of wastes? If yes, explain what materials will be burned:
10.	NOISE:	☒	☐	☐	Will the project cause a substantial change in existing noise levels in the vicinity?
		☐	☒	☐	Will the project place new residents in an area of current or anticipated high traffic noise or noise from other sources?
11.	PUBLIC SERVICES:	☐	☒		Will the project involve the siting of any schools?
12.	UTILITIES AND SERVICES:	☐	☒		Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)?
		☒	☐	☐	Will the project require annexation to any service agency?
13.	AESTHETICS (INCLUDES LANDFORMS):	☐	☒	☐	Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)?
		☐	☒	☐	Does the property contain natural features of scenic value or rare unique characteristics, including but not limited to trees, rock outcroppings?
		☐	☒	☐	Will the project introduce glare, reflecting materials or unusually bright colors?
14.	CULTURAL AND HISTORICAL RESOURCES:	☐	☐	☒	Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts?

	YES	NO	UNKNOWN	
14. CULTURAL AND HISTORICAL RESOURCES (cont.):	☒	☐	☐	Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of structure.
	☐	☒	☐	Are there any existing Archaeological Open Space Easements on the project site?
15. MISCELLANEOUS	☒	☐		Have all known easements including all easements on the property Title report been shown? *(Show all easements on site/plot plans or maps)*

V. OFF-SITE IMPROVEMENTS

Describe all of the **off-site** improvements necessary to implement the project and their points of access or connection to the project site that are ***anticipated at this time***:

	YES	NO	
1. STREETS:	☐	☒	Is the **construction of new off-site streets** or **widening of existing off-site streets** proposed? If yes, describe:
2. EXTENSION OF UTILITY LINES:	☐	☒	Is the extension of **sewer/water/electric/gas lines** proposed? If yes, describe (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point:
3. DRAINAGE/ STORMWATER/ FLOOD CONTROL :	☒	☐	Are **new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities** proposed? If yes, describe:
4. PATHS:	☐	☒	Are pedestrian and/or bicycle paths proposed?

VI. GRADING: **DO NOT** complete this section if this application is for one or more of the following exclusively: Agricultural Preserve, General Plan Amendment, Rezone, or Specific Plan Amendment.

YES ☒ NO ☐ Will grading or filling be required? If yes, please provide the following information:

Vol. of cut: 25,000 cubic yards — Max cut slope ratio: 2:1 Max. height: 15 ft.
Vol. of fill: 25,000 cubic yards — Max fill slope ratio: 2:1 Max. height: 15 ft.

If soil is to be imported/exported please describe the source of import/export location, if known. *(Use additional sheets if necessary)*:

N/A

☐ ☒ Will grading or filling be required off-site? Explain *(Use additional sheets if necessary):*

☐ ☒ Is blasting anticipated? If so, please indicate the possible location of blasting sites on the grading plan & detail the areas expected to be blasted (if known):

☒ ☐ Are retaining walls proposed? If yes, what is max. height? 5.0 ft. *(Show all retaining walls on site/plot plan or map)*

VII. PROPOSED SITE UTILIZATION: Complete **ONLY** if this application is for one or more of the following: Administrative Permits, Grading Permits, Major Use Permits, Minor Use Permits, Site Plans, and Variances.

1. Total area: 12.08 acres

   Total net acres (total minus area of public and private streets and parkland dedication) 10.98 acres

2. Number of buildings: 11 Height: not yet known Stories not yet known
3. Number of attached residential units: 0 Detached: 11
4. Number of floor area: Commercial uses: 0 Industrial uses: 0
5. Number of off-street parking spaces: 0

VIII. COMMERCIAL/INDUSTRIAL SITE UTILIZATION:

Complete **ONLY** for proposed projects associated with Commercial or Industrial development (including Day Care Centers and Cottage Industries). Fill out to the extent known.

NOT APPLICABLE TO PROJECT

A. Project Operations

1. Number of average daily vehicle trips generated by the project _____
2. Facilities to be open on weekdays from ___ a.m. to ___ p.m. On weekends from ___ a.m. to __ p.m.
3. Total number of employees _____ Each Shift _____
4. Number of clients, customers, or users EACH weekday _____
5. Radius of the service area _____
6. Total floor area_____ square feet Type of uses _____
7. Number of off-site parking spaces provided _____
8. North American Standard Industrial Classification Code(s) *(http://www.census.gov/epcd/www/naicstab.htm):* _____

B. Industrial Waste

	YES	NO	UNKNOWN	
1.	☐	☐	☐	Will industrial waste be discharged? If yes, attach a discussion of the provisions for disposal.
2.	☐	☐	☐	Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust, smoke, etc.)?

If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following *(Use additional sheets if necessary):*

a. What type of material (s): _____

b. How often?_____

C. Miscellaneous

	YES	NO	UNKNOWN	
1.	☐	☐	☐	Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance?
2.	☐	☐	☐	Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project? (Do not include common noise sources associated with all projects such as construction and traffic.)
3.	☐	☐	☐	Will the project involve the storage of dangerous materials (for example liquefied petroleum)? If yes, what safety measures have been taken *(Use additional sheets if necessary):*

ATTACHMENT A

III. PROJECT DESCRIPTION

The proposed project would entail the subdivision of an approximately 12.08-acre parcel in the Community of Ramona and the development of nine residential lots on the property. One remainder parcel would be created to accommodate an existing residence that is occupied by the property owner.

The site is currently zoned Limited Agricultural Use (A70) with a minimum lot size of one acre. The site currently contains the San Diego County General Plan land use designation of (1) Residential. Upon project implementation, two lots would be created with a minimum lot size of 0.5 acres, and eight lots would be created with a minimum lot size of one acre. Development of such density and lot sizes would be consistent with the General Plan and zone designations and with the surrounding residential development.

The project site is located south of Hanson Lane and west of San Vicente Road in Ramona. The topography of the site is characterized by flat land in the northern portion of site and moderate slopes tending toward a hill feature in the southern portion of the site. A minimal amount of grading would be required to create building pads and access on lots in the southern portion of the site. The site currently contains a single residence with the remainder of the property covered in grass landscaping that is maintained by the property owner. The existing residence would be retained upon project implementation.

The proposed residential lots would be accessed by a new cul-de-sac to be constructed off of Hanson Lane. No off-site roadway improvements would be implemented as part of the project.

IV. OFF-SITE IMPROVEMENTS

1. Is the construction of new, off-site streets or widening of existing streets proposed?

No. The project would connect to the existing Hanson Lane, and would not require any off-site improvements to this roadway or any other roadway.

2. Is the extension of sewer/water/electric/gas lines proposed?

No. The project would connect to existing utility lines located in Hanson Lane, and would not require the extension of any lines.

3. Are new off-site drainage/storm water/flood control facilities or improvements to existing off-site facilities proposed?

Unknown. There is an off-site drainage that currently conveys water from the project site to a field north of Hanson Lane. It has not yet been determined whether or not the project would require improvements to this off-site drainage.

4. Are pedestrian and/or bicycle paths proposed?

No. The project would not include pedestrian or bicycle paths.

IV. ENVIRONMENTAL ASPECTS OF THE PROJECT

1. Will the project be a land use not presently existing in the surrounding neighborhood?

No. The project site is adjacent on all sides to existing single-family residential development. The project proposes single-family residences that would be of a size and density that is similar to and compatible with the surrounding development.

2. Has the property been in any agricultural use within the last 20 years?

No. The site has not been used for agriculture.

3. Will existing housing be removed to allow construction of the proposed project?

Yes. A single home located in the northern portion of the site would be removed from the site or demolished as part of the project.

4. Are there any identified or suspected geologic hazards on the site or in the immediate area?

Yes. The southern portion of the site features slopes greater than 25%. However, the slopes are not over 50 feet and, thus, do not meet the County Resource Protection Ordinance definition of steep slopes.

5. a. Does the project propose the of use groundwater for any purpose?

No. The project site is within the service area of the Ramona Municipal Water District, and the proposed residential development would not be served by groundwater resources.

b. Are there any existing water wells on the property?

Yes. There is one well located in the northeastern portion of the property. The well would be destroyed upon implementation of the project.

c. Will the project require new storm water or drainage facilities?

Yes. The site currently drains toward the north in the direction of a tributary of Santa Maria Creek. The project would require new drainage facilities to carry storm water toward this feature.

6. Will the project generate smoke, fumes, or odors?

Attachment 6: Geotechnical Investigation

JN 106-1
10/26/05

JN 106-1
10/26/05

GEOTECHNICAL INVESTIGATION
HANSON LANE SUBDIVISION
(ESTATES AT MCDONALD PARK)
TM5136 RPL 2
HANSON LANE
RAMONA, CA

Prepared for:

Mr. Dick Bottomley
J. H. Partners
15750 Thomas Paine Dr.
Ramona, CA 92065

S.E.A. 204135-01
June 11, 2004

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June 11, 2004

S.E.A. 204135-01

Mr. Dick Bottomley
J. H. Partners
15750 Thomas Paine Dr.
Ramona, CA 92065

SUBJECT: Geotechnical Investigation
Hanson Lane Subdivision (Estates at McDonald Park)
TM 5136 Rpl 2
Hanson Lane
Ramona, CA

Dear Mr. Bottomley:

In accordance with our proposal of April 2, 2004, we herein submit our report of a geotechnical investigation for the Estates at McDonald Park (TM 5136, Rpl 2), in Ramona, California. In this report, we present our findings, conclusions and recommendations relevant to the proposed grading and the design of footings, slabs, retaining walls and other construction elements. In our opinion, the site can be graded as shown on the grading plan as prepared by Pountney Psomas, dated May 19, 2004, provided that the recommendations presented in this report are followed.

Soil conditions onsite vary somewhat with elevation. Our exploratory backhoe trenches encountered deep colluvial soils on the northernmost portion of the property overlying decomposed granite; these soils shallow as elevation increases, with near-surface deeply weathered bedrock encountered on the steeper slopes on the southerly portions of the site. The property is underlain at shallow depths by a clay with high expansion potential. A complete discussion of this soil and measures to mitigate the effects of expansion are presented in this report.

Please review our report and contact us with any questions. We appreciate the opportunity to be of continued service.

Respectfully Submitted,

SHEPARDSON ENGINEERING ASSOCIATES

Bryan Miller-Hicks, CEG
Project Geologist

William E. Ellis, RCE/GE
Senior Geotechnical Engineer/Vice President

cc (5) to Addressee

Enclosures

TABLE OF CONTENTS

APPENDICES

GEOTECHNICAL INVESTIGATION
HANSON LANE SUBDIVISION (ESTATES AT MCDONALD PARK)
TM 5136 RPL 2
HANSON LANE
RAMONA, CALIFORNIA

June 11, 2004 S.E.A. 204135-01

1.0 INTRODUCTION

This report presents the results of a geotechnical investigation for a residential subdivision map to be developed on the south side of Hanson Lane, east of Hanson Way, in Ramona, California. Our services have been completed in conformance with our proposal dated April 2, 2004. The civil engineers for this project are Pountney Psomas.

2.0 PROJECT AND SITE DESCRIPTION

The Estates at McDonald Park property is an approximately 12 acre, L-shaped parcel. The grading plan indicates a proposed subdivision of 11 lots. Plate No. A2 is a site plan, showing all lots, proposed grading, and the location of our exploration excavations.

Minor cuts and fills are proposed for residential pad grading, with maximum cut and fill depths of 5 to 7 feet. Retaining walls are planned for the cut slopes created for grading of pads on Lots 1 and 11.

3.0 SCOPE OF WORK

The scope of the geotechnical investigation conforms to that described in our proposal of April 2, 2004. The scope included the following tasks:

1) Geologic reconnaissance and review of local and regional soil and geologic information

2) Excavation of eight backhoe test trenches and collection of representative soil samples

3) Laboratory testing of selected soil samples to assess strength and supporting characteristics

4) Engineering analysis and preparation of this report

A detailed description of field exploration and laboratory testing ins presented in a subsequent section of this report.

4.0 FINDINGS

4.1 Site Description

The site is an L-shaped parcel, abutting Hanson Lane on the south side, and extending south some 1200 feet. It is approximately 12 acres in size. It generally ascends to the south at a gentle slope, with significant steepening to a rocky knob in the southeast corner of the site.

Elevations on the property range from a low of approximately 1430 msl at Hanson Lane to the north, to a high of 1550 atop the rocky knob in the southeast corner of the site. The site is mostly vacant, with a wild grass cover, and a few trees on Lot 5 and on the rocky knob. An existing well is located near the northeast corner of the site, in Lot 5. A house and outbuildings, which will be demolished for the new development, occupy Lot 6. There is an existing house and outbuildings on Lot 10, at the southwest corner of the property, which will remain. Portions of Lot 9, to the north of Lot 10, are occupied by a small pad constructed of undocumented fill.

4.2 Geology and Subsurface Conditions Encountered

The property is underlain by three geologic units: Colluvium, which overlies decomposed granite, or weathered metasediments. Trench logs, on Plates B2 through B9, present detailed descriptions of subsurface conditions.

Our test trench excavation TP-1 indicates that colluvium and residual soils are as much as 8 feet thick in the northernmost portions of the property. The colluvial deposits in TP-1 range from a moderately cemented to a dense, cemented silty sand. The colluvial/residual soils thin significantly within a relatively short distance to the south, or uphill. They are only 2.5 feet thick in TP-2, some 250 feet to the south. The colluvium and residual soils onsite can be generally described as a thin and dry silty sand, overlying a moist to wet sandy clay. Generally the clay is medium stiff in its moist, natural state. These clays are potentially expansive and are discussed in greater detail in a subsequent section of this report.

The decomposed granite geologic unit underlies most of the gently sloping portions of the property, and consists of coarse, olive gray silty sand, dense, and comprising excellent foundation material.

As the site slopes upward, the character of the bedrock changes, transitioning to a metasedimentary bedrock which is deeply weathered. Excavated cuttings are a fine to coarse silty sand, orange to yellow in color. Although still dense, the material was easily excavated with a backhoe. This indicates that the proposed deeper cuts on lots 10 and 11 will be excavated in rippable material.

4.3 Faults and Seismicity

The tectonic setting of the San Diego area is characterized by Quaternary age fault zones which typically consist of a number of faults that generally strike in a northerly to northwesterly direction.

Active fault zones likely to produce earthquakes of significant magnitude which could produce ground shaking effects at the site include the Rose Canyon Fault Zone, Elsinore Fault Zone, and the Coronado Bank Fault Zone. Other more distant fault zones are located generally to the north and northeast. Table No. 1 below lists the various fault zones, their distance from the site, the maximum magnitude anticipated, slip rate, and estimated length.

TABLE NO. 1
SEISMIC SOURCE SUMMARY

Source Name	Maximum Magnitude, M_w	Estimated Slip Rate (mm/year)	Estimated Length (km)	Estimated Closest Distance to Site* (km)
Rose Canyon B	6.9	1.5	81	39
Coronado Bank	7.4	3.0	387	61
Elsinore-Julian A	7.1	5.0	202	24
Earthquake Valley	6.5	2.0	32	32
Newport-Inglewood *offshore*	6.9	1.5	106	54
Elsinore (Temecula)	6.8	5.0	42	41
Elsinore- (Coyote Mtn.)	6.8	4.0	61	48

A = nearest Type A fault B = nearest Type B fault

* The distances shown in this table are measured from the site to the faults modeled as linear segments; these distances may be slightly different from the actual distances from the site to mapped faults.

4.4 UBC Seismic Design Parameters

The design coefficients provided in Table 2 are for use with the 1997 Uniform Building Code, Chapter 16.

TABLE 2

SEISMIC DESIGN PARAMETERS

(1997 UBC - CHAPTER 16)

Parameter	Value	UBC Reference
Seismic Zone Factor, Z	0.40	Table 16-I
Soil Profile Type	S_B	Table 16-J
Seismic Coefficient, C_a	0.40	Table 16-Q
Seismic Coefficient, C_V	0.40	Table 16-R
Near-Source Factor, N_a	1.0	Table 16-S
Near-Source Factor, N_V	1.0	Table 16-T
Control Period, T_S	0.400	Figure 16-3
Control Period, T_O	0.080	Figure 16-3

The computation data for the above parameters is provided in Appendix E. The Design Response Spectrum plot is included also.

4.5 Liquefaction and Other Seismic Hazards

It is our opinion due to the high in-situ density of the dense formational soils and their grain-size characteristics, the liquefaction potential, and the risk of significant seismic settlement is very low.

4.6 Landslides

Ancient, massive landslides within crystalline, granitic rock have been identified in San Diego County. We are familiar with the geomorphic features indicative of such landslides from our experience on other projects. During our investigations of the project site we did not observe any evidence of existing landslides within or near the proposed development site.

4.7 Groundwater

No free groundwater was encountered during our exploration of the site. However, intermittent seepage may occur on cut slopes, most likely during, or after periods of heavy precipitation or excessive irrigation. Where exposed, seepage may occur at the interfaces with the bedrock formation or at the contact between filled ground and the native ground. The occurrence of seepage and/or the development of perched water tables may be encountered in developed areas which are heavily irrigated. It is not possible to predict the point of occurrence of seepage areas. If seepage should occur, subdrains should be installed to intercept and discharge such waters.

4.8 Erosion Potential

Proposed cut slopes for Lots 1 and 11 will be excavated predominantly in weathered bedrock materials. These slopes will not be susceptible to significant erosion, but can develop rills if exposed to concentrated water flows across unvegetated surfaces. Slope drainage should be designed to minimize the amount of water allowed to collect on any slope and a vegetative ground cover should be established as soon as possible.

Cut slopes for other lots may be constructed partially in colluvial soils and partially in bedrock materials. The clayey materials will not be highly susceptible to erosion, however surface drainage and landscaping on these slopes is recommended.

4.9 Artificial Fill

The artificial fill encountered in TP-5 on Lot 8 is undocumented, dry and loose, and contains debris. The fill can be re-used and recompacted after screening for large fragments of asphalt or other deleterious construction debris.

5.0 CONCLUSIONS

In our opinion the site can be prepared to be geotechnically suitable for the proposed development. An adverse geotechnical condition at this site is the very high expansion potential of the one to two foot layer of residual clay soils that were found at depths of 1 foot to 1.5 feet below the natural ground surface. Laboratory test results indicate that the Expansion Index (EI) of these clays is 174. This EI is rated very high, according to the Uniform Building Code Standard No. 29-2. These soils have the potential to undergo distressful volume changes, i.e. either expansion or shrinkage, when there are corresponding increases or decreases in the soil moisture content. The resulting uplift pressures can cause adverse differential movement and cracking of lightly loaded structure elements, such as concrete slabs-on-grade. The mitigation measures presented in later sections of this report are intended to remove the clay soils wherever encountered and then limit their reuse as fill to areas outside structures, hardscaping, and pavement.

With proper site preparation the graded sites should provide good support for shallow building foundations designed for moderate bearing capacities. Grading should not encounter great excavation difficulty since the granitic materials appear to be well weathered. Some deeper cut areas may expose less weathered, underlying bedrock that may require ripping.

6.0 RECOMMENDATIONS

6.1 Clearing and Stripping

In areas to be subject to grading, including cutting and filling, all surface vegetation and major root systems should be removed. The stripped material should be stockpiled and ultimately disposed of offsite.

6.2 Site Preparation

General site preparation prior to placement of fill will include the removal of all loose fill and clayey colluvium in areas supporting fills, structures or pertinent construction. The colluvial and residual soil removals should be carried down to contact with the underlying bedrock or decomposed granite. The expansive clay soils are suitable to be re-used as compacted fill only in areas outside of the building, hardscape and pavement areas. Removal and recompaction should encompass all materials beneath proposed fills, roadway, and buildable areas. Removal area boundaries should be extended laterally from the toe of proposed fills, to a distance equal to the removal depths; that is, at a 1:1 slope from the toe of the fill.

6.3 Fill Placement

It is recommended that the earthwork and grading for the site be accomplished in accordance with attached "Recommended Guide for Placement of Engineered Fill". The on-site materials are considered suitable for use as compacted fill, provided they are free of organic materials, debris, and oversize rock. Expansive clayey soils should be placed outside of structure, hardscape and pavement areas. Generally, it is preferred that rock fragments used in the fill be 12 inches or less in greatest dimension. Rocks up to 24 inches, and

occasionally up to 48 inches in size may be emplaced, as provided in the rock placement procedures discussed in a later section of this report.

The maximum dry density of each representative soil type used for fill should be determined in accordance with ASTM Test Procedure D1557-91. The soil moisture content prior to compaction should be not less than 2% above the optimum moisture content. The fill should be placed in horizontal lifts, not exceeding 12 inches in maximum loose thickness, or less, as needed to provide proper compaction. Following proper moisture conditioning, the fill may be then compacted to 90% of the maximum dry density.

6.4 Cut/Fill Transition Areas

Foundations supported partly on cut, and partly on fill, are not recommended. There is a tendency for cut ground and compacted fills to compress differentially, which may result in unequal structure support and distressful settlement under the structures. Therefore, in building areas with a transition from cut to fill, we recommend undercutting the cut portion of the pad to at least 24 inches below the base of the deepest foundation. Additional undercutting of cut/fill transition lots may be required where necessary to facilitate the construction of underground utilities where dense rock materials are encountered near finish grade.

6.5 Over-excavation of Exposed Rock Areas

Some grading will involve excavations which may expose hard rock at, or near, the finish subgrade level. In these areas it would be desirable to over-excavate the hard rock to a level below the finish subgrade, which is then replaced with engineered fill which may allow for easier construction and excavation of underground utilities, footings, other subsurface features, and landscaping elements. If blasting is required to facilitate removal, then all loose and disturbed materials must be carefully removed and replaced with the compacted fill material.

6.6 Rock Placement Procedures

Limited amounts of large size rock may be placed in selected regions of the compacted soil rock fill in accordance with the oversize material placement detail presented on Plate A7 of Appendix A. In accordance with this guideline, rocks up to a maximum of 24 inches may be placed in Zone C, which is in deeper portions of the main fill. Rocks in the upper portion of the fill (Zone A) should be limited to 12 inches in size. The depth of Zone A may be reduced from the 10 feet shown to 5 feet in building areas, however, we recommend that all future owners be notified in writing that excavations extending below the base of the Zone A level selected may encounter rock up to 2 feet in maximum dimension.

Rocks greater than 2 feet, but less than 4 feet, may be placed provided there is sufficient room to accommodate their placement in accordance with the details shown on Zone B of Plate A6. There appear, however, to be very limited areas in the project to accommodate any significant volume of rock in the 2 to 4 feet size range, in accordance to this detail. Please note that during construction of the soil/rock fill, at least 40% of the mass must consist of materials less than No. 4 sieve size. In all cases, the proximity, placement and selection of material size gradation should provide an absence of voids within the compacted fill mass.

6.7 Earthwork Factors

We have attempted to estimate the anticipated volume changes which may occur for the various native materials encountered at this site, which are excavated and then subsequently incorporated into compacted fills. These volume change values have been provided to assist the project civil engineer in estimating earthwork volumes that may be involved during grading. The following table presents the estimated earthwork factors, summarized for general types of materials found at the site, that are subsequently compacted to 90% of the maximum dry density as referenced in this report.

EARTHWORK FACTORS

Soil Type	Estimated Shrinkage (1) or Bulking (+) as Percent of In-situ Density
Alluvium and colluvium	-5% to -10%
Decomposed granite (d.g.)	0% to +5%
Marginal/non-rippable rock	+10% to 15%

It should be noted that the current state of practice does not allow for accurate estimates of earthwork factors. There are many variables affecting such estimates that cannot be accurately quantified. Therefore, the above earthwork values are very approximate, and contingencies should be included in the grading plan design to accommodate a variation in the actual earthwork volumes, that may be encountered during grading, that differs from the above estimates.

6.8 Cut/Fill Slope Construction

Cut and fill slopes may be constructed at a ratio no steeper than 2 horizontal to 1 vertical (2:1) for the height planned. These recommended slope ratios are intended to provide slopes with a static factor of safety in excess of 1.5 against deep-seated rotational movement. The risk for shallow surficial failures within cut or fill slopes is calculated to be minimal providing that excessive, uncontrolled landscape irrigation and/or surface drainage upon the slopes is prevented.

Cut slopes, during and/or immediately following excavation, should be inspected by an engineering geologist to review for possible adverse bedding or other unexpected, adverse natural ground conditions that may affect the conclusions and recommendations herein.

6.9 Erosion Protection Measures

Interim erosion protection measures may be needed if there is a risk that the finish grade will be exposed to heavy rainfall prior to the establishment of the permanent erosion protection system. A landscape expert should be involved in design of the permanent erosion resistant vegetation plan which would be implemented soon following grading. It may be necessary to implement temporary irrigation measures in order to propagate the erosion resistant vegetation in a timely manner in advance of the rainfall season.

6.10 Drainage

Positive drainage must be provided to direct all surface waters away from foundations, slabs and pavement/hardscaping. Planters, walkways, and landscaping should be designed to allow for positive gradients with no impoundment of water adjacent to foundations or pavement/hardscaping. Area drains should be incorporated as needed to assist in an overall drainage plan. Irrigation systems should be designed and controlled to minimize water application and periodically adjusted, as needed, for seasonal demand.

Good drainage, both at the end of construction and during the life of the improvements, is imperative for the continuous satisfactory performance of the foundations and ground supported systems. Poor drainage and excessive irrigation are a common cause of building/pavement support problems.

6.11 Foundations

It is our understanding that the lots are to be developed for single family residences. We assume the homes will be wood framed, and either one- or two-story construction. The following foundation parameters are based on this anticipated use:

Allowable soil bearing pressure:	2500 lbs/sq. ft. (may be increased 33% for wind or seismic loading)
Footing Embedment Depth:	12 inches and 18 inches below lowest adjacent finished soil grade for 1- and 2-story construction, respectively
Minimum Reinforcement:	One No. 4 bar near top and one No. 4 bar near bottom

Footings for buildings, walls, fences, and landscaping that are constructed close to the top of a descending cut or fill slope are subjected to diminished support due to reduced lateral support of soils near the slope face. The base of foundations, including buildings, retaining wall, garden wall, fences, and other settlement-sensitive features, should be placed no closer than 8 feet horizontally from the nearest face of slope. If it is desired to place a footing closer than 8 feet, then the base of the footing should extend 12 inches below a depth that provides 8 feet of horizontal clearance from the base of the footing to the nearest slope face.

Adjacent footings founded at different bearing levels should be located so the slope from bearing level to bearing level is flatter than 1 horizontal unit to 1 vertical unit (1:1).

6.12 Slabs-on-Grade

Concrete slabs-on-grade may be supported on compacted fills when prepared as recommended in the previous sections of this report.

We recommend the concrete slabs-on-grade be no less than 4 inches in thickness and reinforced with No. 3 reinforcing bars, spaced at 24 inches each way, placed at mid-slab height. Chairs or other supporting devices should be used to maintain the reinforcement at the proper level during concrete placement.

To minimize the intrusion of moisture vapor to the interior of structures through the concrete slabs, we recommend that a moisture vapor barrier consisting of 10 mil., or thicker, PVC film, or equivalent, be placed below the slabs. The moisture vapor barrier should be overlain by clean, moist sand, no less than two inches in thickness. The sand blanket is intended to provide protection of the moisture barrier during the concrete slab placement, and to promote more uniform curing of the concrete slab. Furthermore, the membrane should be underlain by at least two inches of clean, coarse sand or fine gravel placed between the base of the membrane and the underlying subgrade.

Plastic and/or shrinkage cracking of large concrete slabs is a frequent occurrence and is unrelated to the quality of the subgrade support. Concrete shrinkage cracking can be minimized by careful design and preparation of the concrete mix, as well as quality workmanship during placement/finishing/curing.

6.13 Exterior Slabs-on-Grade

For sidewalks, patios, and other exterior hardscaping, we recommend a minimum slab thickness of four inches. The exterior slabs should be reinforced with 6 x 6 - 10/10 welded wire mesh placed at mid-slab height. Water tight crack control and expansion joints should be provided in swimming pool decks.

Exterior slabs, pool decks, or other hardscaping within 10 feet of the top of high cut or fill slopes may be subject to lateral/vertical movement due to normal "slope creep" or lateral fill extension. To minimize these effects it is recommended that the slab edge, furthest from and paralleling the slope edge, be provided with a thickened edge that is 12 inches wide and extends 6 inches below the bottom of the slab.

7.0 SUPPORTING INVESTIGATION DATA AND PROCEDURES

7.1 Subsurface Exploration

Subsurface exploration at this site consisted of 8 test trenches excavated with backhoe excavating equipment. The equipment was a backhoe utilizing an 18" wide bucket. The locations of the test explorations are approximately as shown on Plate No. A1. The exploration locations were determined in the field by visual estimates and pacing from fixed references.

The logging of the exploratory trenches was performed by a Geologist from our staff. The field logging consisted of preparing a graphic summary, containing visual classifications of the soil and rock encountered in the explorations based on examinations of cuttings brought to the surface by the equipment, and observations of exposed trench walls and bottom.

Both disturbed and relatively undisturbed bulk samples were obtained at representative intervals within the explorations. These samples were retained within moisture proof bags and transported to our laboratory for further classification and testing.

7.2 Presentation of Exploratory Data

Descriptive logs of each test exploration are presented on Plate Nos. B2 through B9 in Appendix B. These logs provide a graphic summary of the features observed. The summary includes: (a) a genetic description of the earth material encountered; (b) an engineering description of the earth material; (c) the field estimate of soil competency, moisture, and color; (d) a graphic description of the relative position of these materials with respect to the ground surface and each other; (e) our estimate of the relative position and vertical extent of either free water or zone of saturation with respect to time and; (f) the results of certain laboratory tests and a symbolized summary of all other laboratory tests performed. The symbols and other descriptive characters used on the logs are defined on the Explanation of Logs attached as Plate B1 in Appendix B.

The engineering descriptions provided on the Logs are a product of one or more of the following: (a) visual classification by the field representative observing the explorations using ASTM procedures D-2488-84; (b) laboratory testing using ASTM test procedure D-2487-85 and; (c) interpretation of the results of (a) and (b) above by the project Geotechnical Engineers. Genetic descriptions are based on terminology developed by the United States Geological Survey and the American Geological Institute.

7.3 Laboratory Testing

7.3.1 In-Place Moisture and Density:

Field moisture content and in-place density were determined for selected samples of undisturbed soil material obtained. The field moisture content was determined according to ASTM Test Method D2216-66. The in-place dry density of samples was determined by using the net weight of each entire sample. The results of the field moisture content and in-place density determinations are presented on the logs, in Appendix "B".

7.3.2 Laboratory Compaction Tests:

Bulk samples, representative of the major soil types onsite, were tested to determine its maximum dry density and optimum moisture content. These compactive characteristics were determined according to ASTM Test D1557-91 (Method A). The results are presented in Appendix "C" under "Compaction Curve".

7.3.3 Direct Shear Test:

Consolidated, drained, direct shear tests were performed on remolded samples of onsite soil. The direct shear tests were performed using a sample 2.375 inches in diameter and 1 inch in height. Normal stress was applied through a loading frame. The samples were sheared at the rate shown on the Direct Shear Test Data

Sheet. The applied normal and shear forces were monitored by electronic load cells, and displacement in the normal and shear directions were monitored by linear variable displacement transducers (LVDT's). The force and displacement in the direction of shear were plotted electronically on an x-y plotter. The results of the tests are presented in Appendix C as Direct Shear Test Data.

7.3.4 Expansion Test

The one dimensional expansion of a sample of onsite clay soils was evaluated. The test was performed according to the Uniform Building Code, Standard No. 29-1 (International Conference of Building Officials). The results from this test procedure are reported as an "Expansion Index" and are presented in Appendix C, Plate C-1.

8.0 ADDITIONAL SERVICES

This report completes our currently authorized scope of services for this project. Continued coordination between the design engineer, client and our office is recommended in order to facilitate communication and accurate incorporation of the geotechnical recommendations into the project design. It is recommended that the final plans and specifications be reviewed by the geotechnical engineer as a means for documenting that the design is compatible with the geotechnical conditions defined by this investigation. During the construction phase, a program of geotechnical testing, monitoring, and observation should be undertaken by the Geotechnical Engineer's representatives. These services are intended to permit the Geotechnical Engineer to express the opinion that the geotechnically related work is in conformance with the project specifications and plans, and to document any changes made during construction. Site preparation, grading, and placement of fill and backfill should be subjected to the testing and observation of the Geotechnical Engineer's representative. The above services are not included as part of our current, authorized contract. An additional contract covering these services will be provided by our firm upon request.

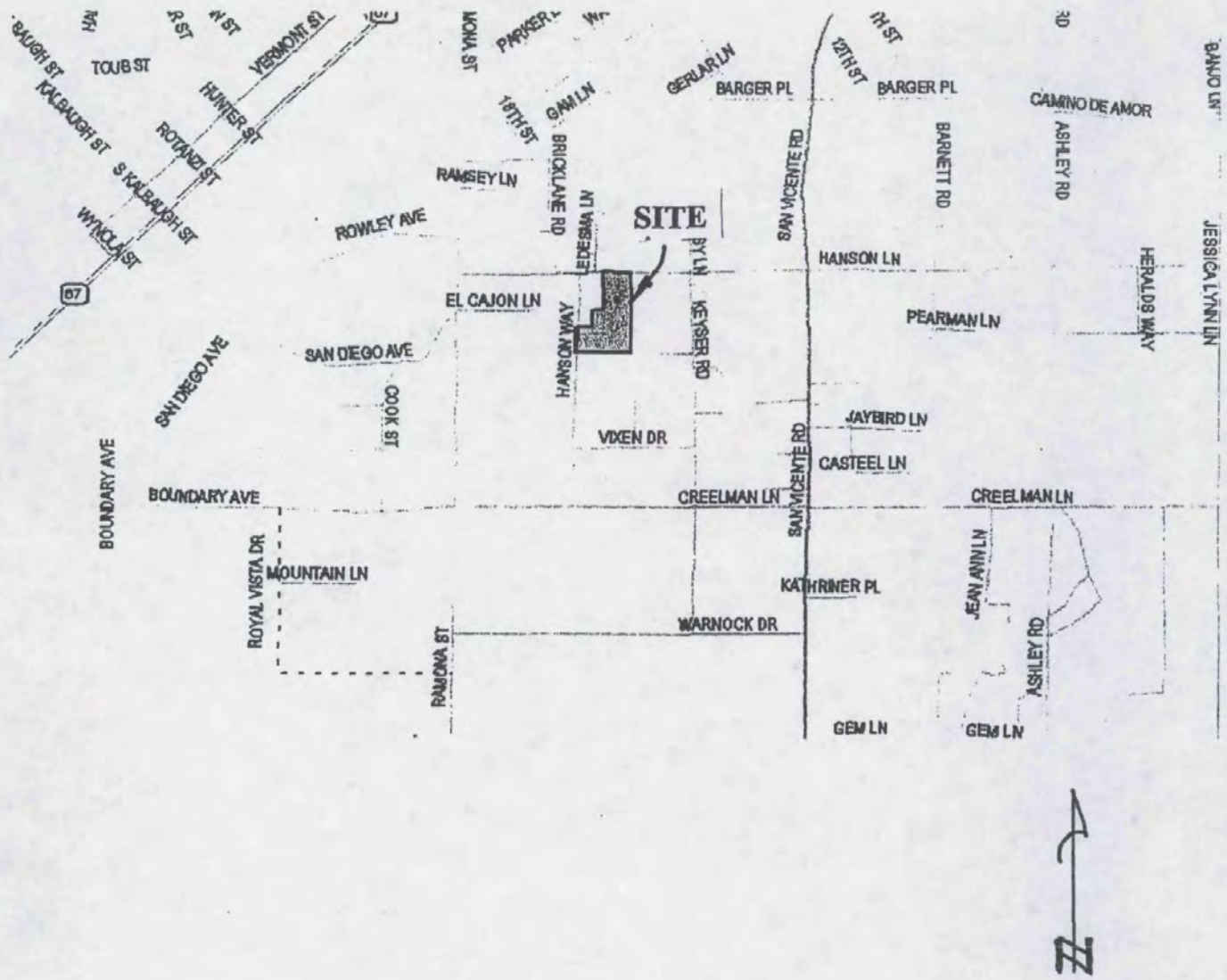
9.0 LIMITATIONS

The services provided under this contract, as described in this report, include the professional opinions and judgments based on the data collected. These services have been performed in accordance with current local and generally accepted geotechnical engineering practices. The recommendations contained herein are based upon information obtained from the test borings and/or trenches, observations of our personnel, results of laboratory tests, and our experience in the area. The test explorations do not provide a warranty as to the conditions which may exist between the points of exploration. The nature and extent of subsurface variations may not become evident until earthwork construction occurs. If conditions are encountered in the field which differ from those described in this report, our firm must be contacted immediately to review these conditions and provide any necessary revisions to the recommendations contained in this report.

The findings of this report are valid as of this present date. Changes in the geotechnical conditions of the property can occur with the passage of time, whether they are due to natural processes or the work of man on this or adjacent properties. This report should not be used after a period of three (3) years except following a review and written update by this office. In addition, this report is invalid for any use beyond the limits of the project or for any construction not described herein.

This report is intended for the sole use of the client and/or their design consultant(s). It is the client's duty to inform the architect/engineer of the contents of this report and ensure that the recommendations herein are incorporated into the project plans. The client and architect/engineer should also ensure that the contractor and subcontractors implement such recommendations during construction.

APPENDIX A –



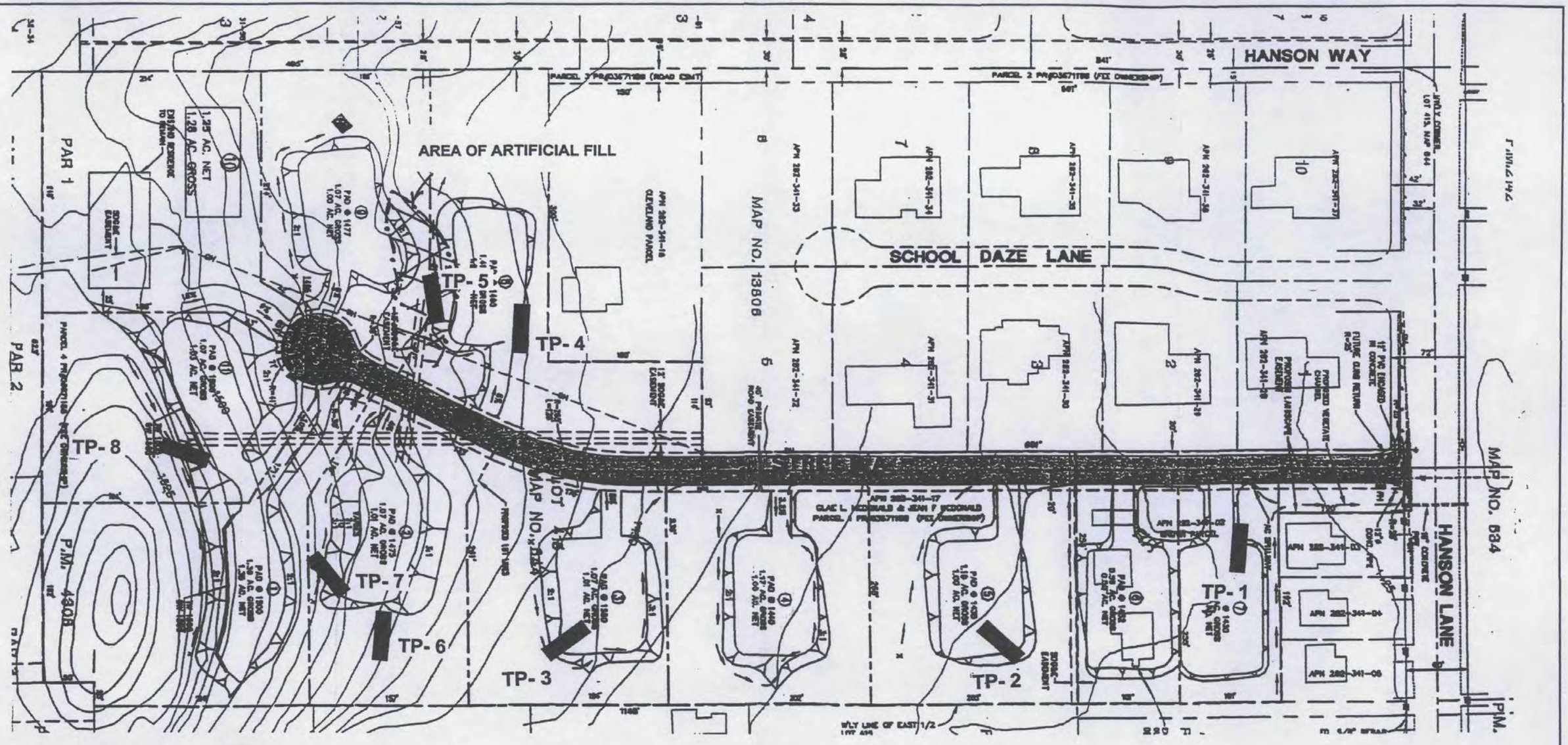
SHEPARDSON
ENGINEERING ASSOCIATES INC.

Geotechnical Consultants:
Engineers-Geologists

Date: June 2004 | Project No:204135-01 | Pl

Vicinity Map
Hanson Lane (McDonald Park)
Ramona, California

A



Scale: 1" = 100'

SHEPARDSON ENGINEERING ASSOCIATES INC.

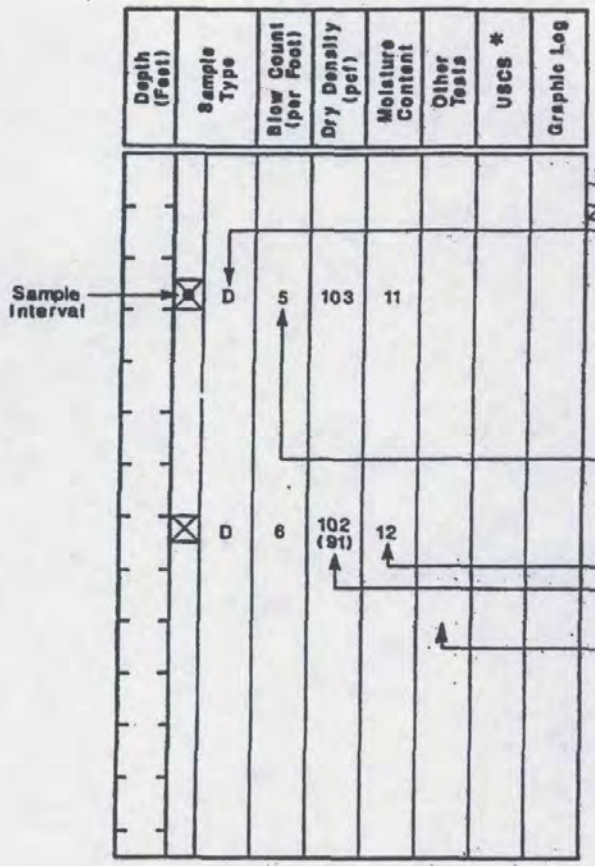
Geotechnical Consultants:
Engineers-Geologists

Date: June, 2004 | Project No: 204135-01 | Plate A2

SITE PLAN
Hanson Lane (McDonald Park)
Ramona, California

APPENDIX B

KEY TO LOG



Level of Free Water & Date Measured

Seepage at Time of Boring

TYPE OF SAMPLE OR SAMPLER

SS = Standard Penetration Test Sample (ASTM)
SC = Sand Cone Density Test
H = California Sampler (3"O.D., 2.375" I.D.)
S1 = Shelby Tube (3"O.D.)
S2 = Shelby Tube (2.5"O.D.)
PB = Pitcher Barrel (3"O.D.)
● = Unable to Retrieve Sample
B = Bulk Sample
C = Chunk Sample

NUMBER OF BLOWS FOR LOWER 12" OF DRIVE SAMPLE

When SS Sampler Used, Blows are Taken Using 140lb Hammer–30" Drop
Energy Criteria on Log for Other Samplers
P = Push Under Hammer Weight

MOISTURE CONTENT (Percent Dry Weight)

DRY DENSITY (Pounds Per Cubic Foot)

(R) = Relative Compaction

OTHER TESTS PERFORMED

SG = Specific Gravity
DS = Direct Shear
UC = Unconfined Compression
TC = Triaxial Compression
RS = Residual Shear
CN = Consolidation
EX = Expansion
EI = Expansion Index
MD = Maximum Density–Optimum Moisture
SE = Sand Equivalent
GS = Grain Size Determination
PM = Permeability
AL = Atterburg Limits
R = R–Value
CBR = California Bearing Ratio
CH = Chemical Tests

NOTES: These final logs represent Shepardson Engineering Associates' interpretation of the subsurface conditions on the date of exploration based on field logs in combination with the results of laboratory examination and tests of representative field samples. Therefore, these logs contain both factual and interpretative information. The logs represent subsurface conditions on the dates and at the locations indicated and are not necessarily representative of subsurface conditions at other times or locations.

The horizontal lines represent the approximate generic and/or lithologic boundary between types of soils and/or rock material . The actual transition may be gradual.

The logs summarize only a portion of the geotechnical report. They should not be reproduced for distribution while separated from the body of the report and the data contained on the logs should only be used in conjunction with the report.

"Refusal" indicates inability to extend excavation practically or economically with the exploration equipment used.

LOG OF TEST TRENCH TP- 1

Date Excavated: 5/20/04 Excavation Equipment: Case 580 Extendahoe

Logged By: BMH Method/Trench Width: Backhoe/18" Elevation: ~1432'

Depth (feet)	Sample Type	Dry Density (pcf)	Moisture Content (%)	Lab Tests	USCS	Graphic Log	MATERIAL DESCRIPTION
0					SM		**COLLUVIUM:** silty fine sand, dry to moist, loose, red brown; porous
3	C	116	10.7		SM		**COLLUVIUM:** silty sand, medium dense, moist, red brown; few pores, cemented
5	C	126	11.0		SM		**COLLUVIUM:** silty sand, dense, moist, olive gray to red brown and yellow brown, firmly cemented
7.5					SM-SW		**COLLUVIUM/ALLUVIUM:** silty sand to well-graded sand, medium dense, wet, olive gray to pale green
8					SM		**DECOMPOSED GRANITE:** silty coarse sand, dense, humid, light gray
8.5							Bottom of trench at 8.5 feet

Remarks:

Please refer to symbols and note limitations shown on "Explanation of Logs"

SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Log of Test Trench TP- 1

Hanson Lane

Plate B2

1 of 1

LOG OF TEST TRENCH TP- 2

Date Excavated: 5/20/04 Excavation Equipment: Case 580 Extendahoe

Logged By: BMH Method/Trench Width: Backhoe/18" Elevation: ~1435'

Depth (feet)	Sample Type	Dry Density (pcf)	Moisture Content (%)	Lab Tests	USCS	Graphic Log	MATERIAL DESCRIPTION
0					SM		**COLLUVIUM:** silty fine sand, dry, loose, medium brown
1					CL		**COLLUVIUM:** sandy clay, medium stiff, moist, red brown
2	C	119	13.3				
3					SM		**DECOMPOSED GRANITE:** silty coarse sand, dense, humid, olive gray
4							Bottom of trench at 3.5 feet
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							

Remarks:

Please refer to symbols and note limitations shown on "Explanation of Logs"

SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Log of Test Trench TP- 2

Hanson Lane

Plate B3

1 of 1

LOG OF TEST TRENCH TP- 3

Date Excavated: 5/20/04 Excavation Equipment: Case 580 Extendahoe

Logged By: BMH Method/Trench Width: Backhoe/18" Elevation: ~1451'

Depth (feet)	Sample Type	Dry Density (pcf)	Moisture Content (%)	Lab Tests	USCS	Graphic Log	MATERIAL DESCRIPTION
1					SM		COLLUVIUM: silty sand, loose, dry, medium brown
2	B	98	12.7	EI	CL		COLLUVIUM: sandy clay, medium stiff to stiff, moist to wet, red brown
3					SM		DECOMPOSED GRANITE: silty coarse sand, dense, humid, olive gray
4							Bottom of trench at 4 feet
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							

Remarks:

Please refer to symbols and note limitations shown on "Explanation of Logs"

SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Log of Test Trench TP- 3

Hanson Lane

Plate B4 1 of 1

LOG OF TEST TRENCH TP- 4

Date Excavated: 5/20/04 Excavation Equipment: Case 580 Extendahoe

Logged By: BMH Method/Trench Width: Backhoe/18" Elevation: ~1460'

Depth (feet)	Sample Type	Dry Density (pcf)	Moisture Content (%)	Lab Tests	USCS	Graphic Log	MATERIAL DESCRIPTION
1					SM		**COLLUVIUM:** silty sand, dry, loose, medium brown
2					CL		**COLLUVIUM:** sandy clay, medium stiff, wet, dark red brown
3					SM		**FRACTURED BEDROCK/METASEDIMENTS:** silty medium sand, dense, humid, orange brown to yellow brown
4							Bottom of trench at 4 feet
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							

Remarks:

Please refer to symbols and note limitations shown on "Explanation of Logs"

SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Log of Test Trench TP- 4

Hanson Lane

Plate B5

1 of 1

LOG OF TEST TRENCH TP- 5

Date Excavated: 5/20/04 Excavation Equipment: Case 580 Extendahoe

Logged By: BMH Method/Trench Width: Backhoe/18" Elevation: ~1470'

Depth (feet)	Sample Type	Dry Density (pcf)	Moisture Content (%)	Lab Tests	USCS	Graphic Log	MATERIAL DESCRIPTION
0					SM		**ARTIFICIAL FILL:** silty fine sand, loose to very loose, damp, contains chunks of asphalt and concrete to 2' maximum dimension
6					CL		**COLLUVIUM:** sandy clay, medium stiff, moist, red brown
8							Bottom of trench at 8 feet

Remarks:

Please refer to symbols and note limitations shown on "Explanation of Logs"

SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Log of Test Trench TP- 5

Hanson Lane

Plate B6 1 of 1

LOG OF TEST TRENCH TP- 6

Date Excavated: 5/20/04 Excavation Equipment: Case 580 Extendahoe

Logged By: BMH Method/Trench Width: Backhoe/18" Elevation: ~1470'

Depth (feet)	Sample Type	Dry Density (pcf)	Moisture Content (%)	Lab Tests	USCS	Graphic Log	MATERIAL DESCRIPTION
0					SM		**COLLUVIUM:** silty sand, dry, loose, medium brown
1					CL		**COLLUVIUM:** sandy clay, medium stiff, damp, red brown
2					SM		**DECOMPOSED GRANITE:** silty coarse sand, dense to very dense, damp, yellow gray; fractured
3							
4							
5							Bottom of trench at 4.5 feet
6							
7							
8							
9							
10							
11							
12							
13							
14							

Remarks:

Please refer to symbols and note limitations shown on "Explanation of Logs"

SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Log of Test Trench TP- 6

Hanson Lane

Plate B7 1 of 1

LOG OF TEST TRENCH TP- 7

Date Excavated: 5/20/04 Excavation Equipment: Case 580 Extendahoe

Logged By: BMH Method/Trench Width: Backhoe/18" Elevation: ~1490'

Depth (feet)	Sample Type	Dry Density (pcf)	Moisture Content (%)	Lab Tests	USCS	Graphic Log	MATERIAL DESCRIPTION
0					SM		**COLLUVIUM:** silty sand, loose, damp, medium brown
1					CL		**COLLUVIUM:** sandy clay, medium stiff, wet, red brown
2							
3					SM		**WEATHERED METASEDIMENTARY BEDROCK:** silty sand, dense, moist, orange gray and yellow; easily excavated
4	B			MD,DS			
5							
6							
7							
8							
9							
10							
11							Bottom of trench at 11 feet
12							
13							
14							

Remarks:

Please refer to symbols and note limitations shown on "Explanation of Logs"

SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Log of Test Trench TP- 7

Hanson Lane

Plate B8 1 of 1

TR1 04

LOG OF TEST TRENCH TP- 8

Date Excavated: 5/20/04 Excavation Equipment: Case 580 Extendahoe

Logged By: BMH Method/Trench Width: Backhoe/18" Elevation: ~1515'

Depth (feet)	Sample Type	Dry Density (pcf)	Moisture Content (%)	Lab Tests	USCS	Graphic Log	MATERIAL DESCRIPTION
1					CL		COLLUVIUM: sandy clay, medium stiff, wet, medium brown
2					SM		WEATHERED METASEDIMENTARY BEDROCK: silty sand, dense, moist, orange, yellow gray and light gray
3							
4							
5							
6							
7							
8							
9							
10							
11							Bottom of trench at 11 feet
12							
13							
14							

Remarks:

Please refer to symbols and note limitations shown on "Explanation of Logs"

SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Log of Test Trench TP- 8
Hanson Lane

Plate B9
1 of 1

APPENDIX C

EXPANSION INDEX TEST RESULTS

Sample Location	Initial Moisture (%)	Compacted Dry Density (pcf)	Final Moisture (%)	Expansion Index	Expansive Classification
TP- 3 @ 2.0	12.7	98	32.5	174	Very High

Classification of Expansive Soil (ASTM D 4829-88, EI @ 50% sat. estimated)

Expansion Index	Potential Expansion
0 - 20	very low
21 - 50	low
51 - 90	medium
91 - 130	high
130+	very high

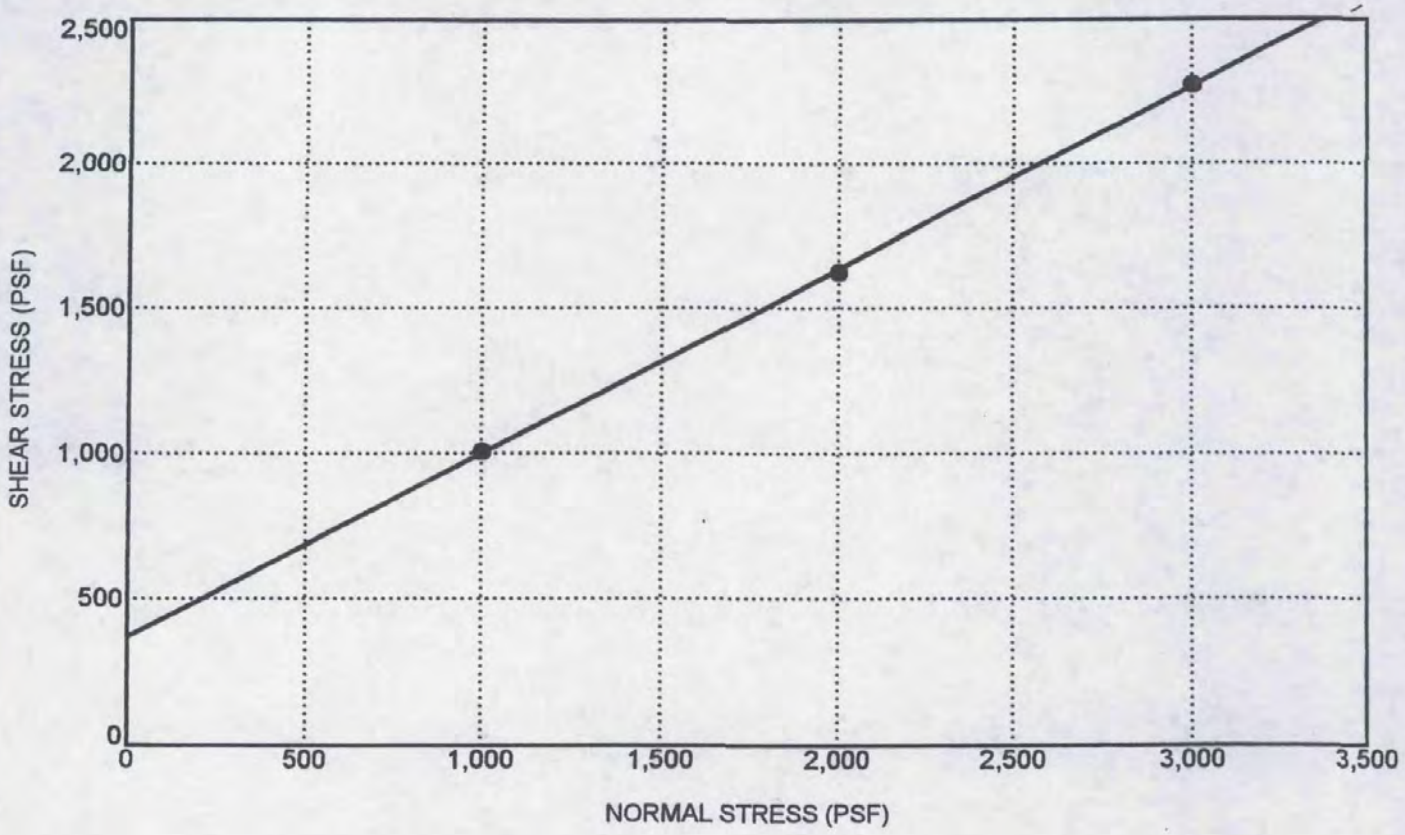
SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Expansion Index Test
Hanson Lane

Plate
C1



Sample Location and Depth (feet):	TP- 7 @ 4.0
Soil Type and Visual Description:	Yellow Brown Silty Sand W/Gravel
Sample Type/Sampling Method*:	Remolded / B
USCS Group Symbol and Name:	

Test Data

MOISTURE CONTENT (%)**		DRY DENSITY (pcf)**	
Initial Test:	9.3	Initial Test:	113
Final Test:	17.5		

TEST CONDITIONS:	(C,D,S)
NORMAL LOADS (psf):	1000,2000,3000
STRAIN RATE (in/min):	0.0010

Results

INTERNAL FRICTION ANGLE (degrees)		APPARENT COHESION (psf)	
Peak:	32	Peak:	367
Ultimate:	33	Ultimate:	249

* See Explanation of Logs for sampler symbol definitions.

** Average of three test points.

SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Direct Shear Test

Hanson Lane

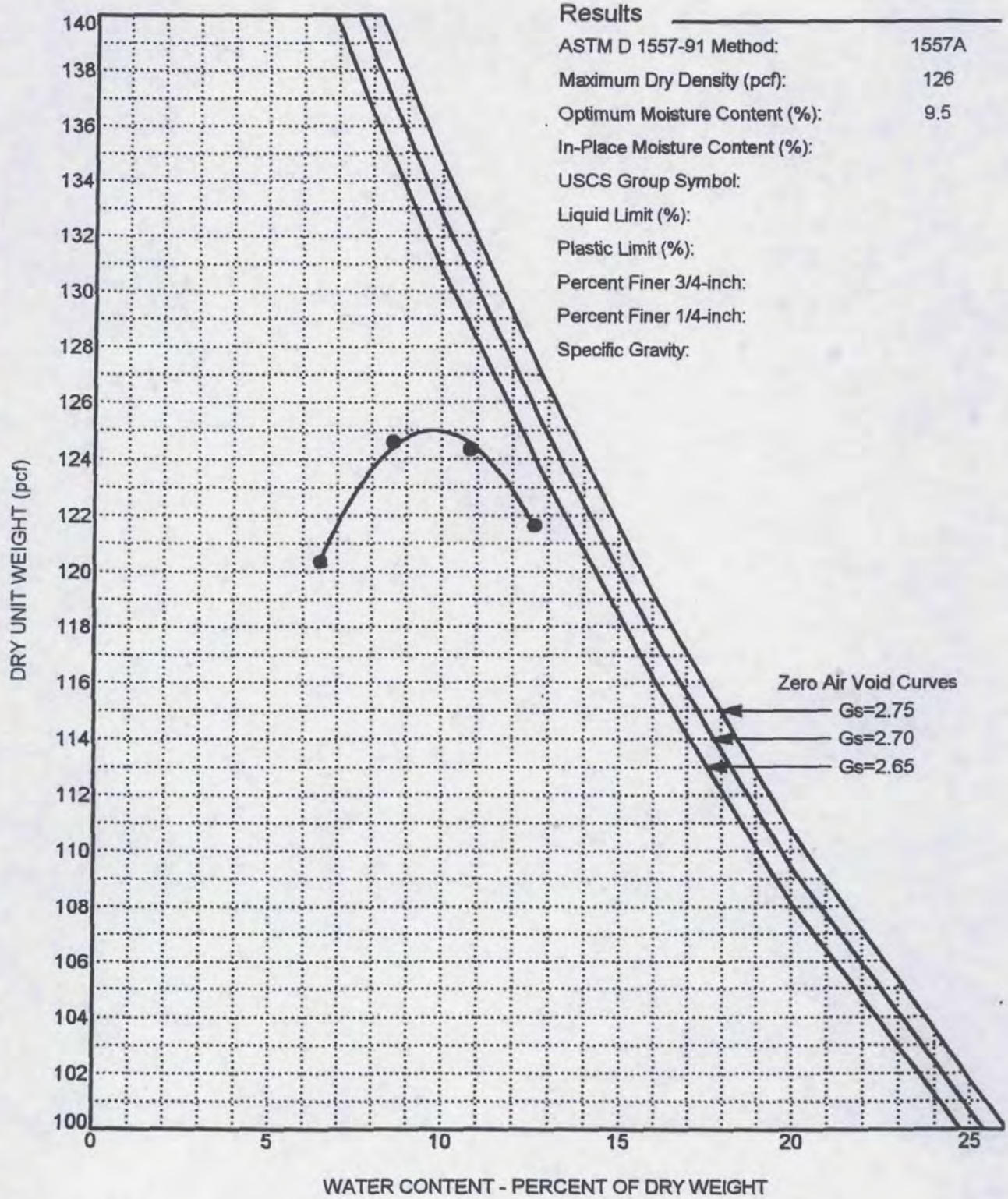
Plate C2

Sample Location and Depth (feet): TP- 7 @ 4.0

Soil Type and Visual Description: Yellow Brown Silty Sand W/Gravel,

Results

ASTM D 1557-91 Method:	1557A
Maximum Dry Density (pcf):	126
Optimum Moisture Content (%):	9.5
In-Place Moisture Content (%):	
USCS Group Symbol:	
Liquid Limit (%):	
Plastic Limit (%):	
Percent Finer 3/4-inch:	
Percent Finer 1/4-inch:	
Specific Gravity:	



SHEPARDSON ENGINEERING ASSOCIATES INC.

Geotechnical Consultants: Engineers-Geologists

Date: June, 2004 | Project No.: 204135-01

Compaction Curve

Hanson Lane

Plate C3

APPENDIX D –

RECOMMENDED GUIDE FOR PLACEMENT OF ENGINEERED FILL

1.0 GENERAL

1.1 Purpose

The intent of this guide is to outline procedures for placing engineered fill soil to the lines and grades shown on the approved plans. The recommendations contained in the preliminary geotechnical investigation report prepared by Shepardson Engineering Associates, Inc. are a part of this guide and would supersede the provisions contained in the guide in the case of conflict.

1.2 Definition of Terms

- **Fill**: All soil or rock material placed by man to raise the natural grade of the site or to backfill an excavation.
- **Onsite Material**: Soil and/or rock obtained from excavations within the boundaries of the project.
- **Import Material**: Soil and/or rock hauled in from offsite.
- **Engineered Fill**: Fill which has been placed under the properly documented observation and testing of a Geotechnical Engineer.
- **ASTM Specifications**: Specifications contained in the latest edition of the Standard Specifications of the American Society for Testing and Materials.
- **Relative Compaction**: The ratio, expressed as a percentage, of the in-place dry density of a soil, to the maximum dry density of the same material based on specific test procedures referenced in the preliminary geotechnical investigation report.
- **Geotechnical Report**: The soil and geologic reports (including addendums) were prepared specifically for the development of the project. The owner should confirm that this report is current and valid for the project as presently planned.
- **Geotechnical Engineer**: A registered professional Civil Engineer authorized by the State of California to use the title Geotechnical Engineer (G.E.).
- **Engineering Geologist**: An Engineering Geologist certified by the State of California.
- **Design Civil Engineer**: A California Registered Professional Civil Engineer responsible for the preparation of the grading plans and as-built topographical surveys.

1.3 Testing and Observations

The person responsible for the quality of the fill placement should employ a qualified Geotechnical Engineer to provide observation and testing of the fill construction.

The Geotechnical Engineer should, when under contract, observe the grading operations during both preparation of the site and construction of any engineered fill. He should perform a sufficient number of field observations and tests to form an opinion regarding the conformance of the site preparation, the suitability of the fill material, and the extent to which the results of the testing indicate that the degree of compaction of the constructed fill meets the project specification. The Geotechnical Engineer will inform the owner if the fill does not meet the specifications and can assist in determining the limits of fill not meeting specified requirements. It is the responsibility of the contractor and owner to keep the Geotechnical Engineer notified regarding work schedules and changes in the project, or plans.

It is the sole responsibility of the contractor to determine the nature of the work and the equipment/method required to adequately perform all work in accordance with applicable codes/ordinances, the Geotechnical Report and the contract documents.

1.4 Existing Soil Conditions

A geotechnical investigation has been performed for this site. The contractor should familiarize himself with geotechnical conditions at the site, whether covered in the report or not, and acknowledge his understanding of all findings, conclusions, and recommendations associated with the grading, or make a written request to the owner for appropriate clarification.

2.0 SITE PREPARATION

2.1 Clearing

Prior to excavating or filling all brush, vegetation, rubbish, debris and topsoil should be removed or otherwise disposed of so as to leave the areas to be filled free of vegetation and debris. Any soft and/or wet spots should be corrected by draining and/or removal of the unsuitable material. The limits to which removal will be extended should be determined by the Geotechnical Engineer. Grubbing consists of the removal of all tree stumps, roots or other projections larger than 2 inches to a depth at least 3 feet below finished grade. Topsoil may be stockpiled for reuse subject to evaluation by the Geotechnical Engineer. Any asphaltic pavement materials removed during clearing should be disposed of offsite. Concrete fragments, free of reinforcing, may be incorporated into fill providing the size, distribution, and placement meets the provisions herein.

2.2 Site Preparation

The ground to receive fill or improvements should be excavated of all loose and porous soil to the depth recommended by the Geotechnical report. The natural ground exposed at the level which is determined to be satisfactory for the support of the fill should then be plowed or scarified to a depth of at least six inches and until the surface is free from ruts, hummocks, or other uneven features which inhibit uniform compaction by the equipment to be used. The scarified ground should be brought to the recommended moisture content and compacted to the minimum relative compaction specified in the investigation report. Where undisturbed dense bedrock is exposed at the surface, scarification and recompaction may be omitted if acceptable to the Geotechnical Engineer.

2.3 Benching

Where fill is placed on hillsides or exposed slope areas, the existing surface soil should be removed. The depth of removal will vary based on site-specific conditions. If existing slopes are steeper than five horizontal to one vertical (i.e., 20%), horizontal benches should be cut into firm and competent undisturbed soil or bedrock in accordance with illustration on the attached "Standard Grading Guidelines." The width and frequency of the subsequent, higher benches may be varied by the Geotechnical Engineer based on ground conditions and steepness of slope. The new horizontal portion of each bench should be compacted prior to receiving fill. Ground slopes flatter than 20% should be benched when recommended by the Geotechnical Engineer. The benches should be constructed with the surface inclined at not less than 2% gradient into the slope.

2.4 Subdrains

Canyon subdrains should be installed where recommended by the Geotechnical Engineer. Details for subdrain construction are provided in the investigation report.

3.0 FILL MATERIAL AND SPECIAL REQUIREMENTS

3.1 The fill should consist of soil material approved for use by the Geotechnical Engineer or his representative. This material may be obtained from the onsite excavation areas and any other approved sources, or by blending soil from one or more sources. Samples of proposed import fill should be submitted to the Geotechnical Engineer for review and testing at least five working days prior to its importation.

3.2 Fill material should consist of soil so graded that at least 40% by dry weight of the material passes a standard No. 4 sieve. Soil with greater than low expansion potential should not be placed within the upper four feet of the fill unless and placement is provided for in the preliminary geotechnical investigation, or specific acceptance by the Geotechnical Engineer is obtained. A definition of the expansion potential is presented in the investigation report. The material used should be free of organic matter and other deleterious substances, and should not contain rocks or lumps greater than twelve inches in least dimension except as provided for in the investigation report. Soil with objectionable characteristics should be disposed of offsite or in nonstructural fill areas, as defined by the project Design Civil and/or Geotechnical Engineer. The Geotechnical Investigation Report may also specify additional soil suitability parameters for the fill.

3.3 During grading operations, testing may be performed to further determine the physical characteristics of the fill. Any special treatment recommended as a result of this testing should become an addendum to this guide. Boulders greater than twelve inches in least dimension, or the thickness of the compacted lift, whichever is least, should be placed in accordance with the "Rock Disposal Detail" presented in the investigation report. Continuous observation and testing by the Geotechnical Engineer is a necessity during rock disposal operations.

3.4 All fill material shall be free of hazardous materials as defined by the California Code of Regulations, Title 22, Division 4, Chapter 30, Article 9 and 10: 40CFR and any other applicable local, state, or Federal regulations. The Geotechnical Engineer is not responsible for the identification of possible hazardous material. The Geotechnical Engineer may however observe soil discoloration, odor or other indicators that may prompt him to recommend that the owner terminate grading operations in the suspect area, and assess the conditions prior to proceeding.

3.5 Unexpected soil and/or groundwater conditions differing from those identified in the Geotechnical Report may be encountered by the contractor during grading. Such conditions shall be brought to the immediate attention of the Geotechnical Engineer for appropriate action.

4.0 PLACING, SPREADING AND COMPACTING FILL MATERIAL

4.1 The engineered fill material should be placed in approximately level layers which, when compacted, do not exceed approximately eight inches in thickness, or less if necessary to obtain uniform, minimum specified relative compaction. Each loose layer should be spread evenly and thoroughly mixed during the spreading to promote both uniformity of material and moisture content.

4.1.2 When the moisture content of the fill material is below that recommended by the Geotechnical Engineer, water should be uniformly added and blended until the moisture content is satisfactory. When the moisture content of the fill material is above that recommended by the Geotechnical Engineer, the fill material should be aerated by blending, scarifying, or other satisfactory means until the moisture content is satisfactory. Fill, with a moisture content outside the recommended limits, is normally considered unsuitable.

4.1.3 After each layer has been placed, mixed and spread evenly, it should be thoroughly compacted to not less than 90% or the minimum relative compaction as referenced to ASTM D1557. Compaction equipment should be of such design so as to compact the fill material to at least the recommended density in a continuous and uniform manner over the entire area.

4.1.4 Fill slopes should be compacted by a means of sheepsfoot and grid rollers. Compacting of the slope face should be accomplished by uniformly backrolling the slopes in maximum 4 feet fill height intervals of elevation gain, or other methods producing satisfactory results to a relative compaction of at least 90% followed by grid-rolling. Overbuilding and compacting the fill slope beyond the finished slope line with subsequent trimming of all excess material is an acceptable alternate method.

5.0 TRENCH BACKFILL

Trench excavations for utility lines and pipes should be accomplished to the line and grade shown on the project plans. The utility line or pipe should be properly bedded by backfilling the space under and around the pipe with clean sand or approved granular soil to a depth of at least one foot over the top of the pipe. The sand backfill should be uniformly compacted in place before the engineered backfill is placed on the sand bedding.

The soil material accepted by the Geotechnical Engineer for use as backfill over the pipe, should be watered and mixed as necessary prior to placement. The backfill should be compacted to a density equivalent to at least 90% of the maximum laboratory dry density determined by the Geotechnical Engineer.

In-place density tests and observations of the backfill procedures should be made by the Geotechnical Engineer during backfilling. The contractor should provide test holes and exploratory pits required by the Geotechnical Engineer during backfilling. The contractor should provide test holes and exploratory pits required by the Geotechnical Engineer to permit sampling and testing. Shoring and/or sloping of the test holes should be provided by the contractor when the trench depth exceeds five (5) feet.

6.0 TREATMENT AFTER COMPLETION OF GRADING

After grading is completed and the Geotechnical Engineer has finished his observations of the work, no further excavation of filling should be done, except with the advanced notification of, and under the observation of, the Geotechnical Engineer.

It is the responsibility of the contractor to prevent erosion of the freshly graded area during construction and until such time as permanent drainage and erosion control measures have been installed and established. Surface drainage should be maintained during and following construction to avoid damage to the site or adjoining properties.

7.0 SEASONAL LIMITS

No fill material should be placed, spread or rolled while it is at an unsuitably high moisture content, or during unfavorable weather conditions. When the work is interrupted by rain, fill operations should not be resumed until tests by the Geotechnical Engineer indicate that the moisture content and density of fill already placed are still within recommended limits. The contractor must control surface water to avoid damage to finished work on the site or adjacent property.

8.0 UNFORESEEN CONDITIONS

In the event that site or soil conditions are encountered during site preparation and construction that were not encountered during the preliminary geotechnical investigation, the Geotechnical Engineer should be notified immediately to permit evaluation and submittal of alternative recommendations as needed. The Geotechnical Engineer should be notified of any significant changes in the proposed site grading.

9.0 REPORTING

Upon completion of the work, Contractor should furnish Owner a certification by the Design Civil Engineer stating that the lots and/or building pads are graded to within proper tolerance of elevations shown on the grading plans and that all tops and toes of slopes are also within tolerance of the positions shown on the grading plans. After installation of a section of subdrain, the project Design Civil Engineer should survey its location and prepare an as-built plan of the subdrain location. The project Design Civil Engineer should verify the proper outlet for the subdrains and the Contractor should ensure that the drain system is free of obstructions.

The Owner is responsible for furnishing a final as-graded geotechnical report to the appropriate governing or accepting agencies. The as-graded report should be prepared and signed by a Geotechnical Engineer and, and if necessary by a California Certified Engineering Geologist, indicating that the geotechnical aspects of the grading were performed in substantial conformance with the Specifications or approved changes to the Specifications.

Attachment 7: Cultural Resources Survey

GARY L. PRYOR
DIRECTOR
(858) 694-2962

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

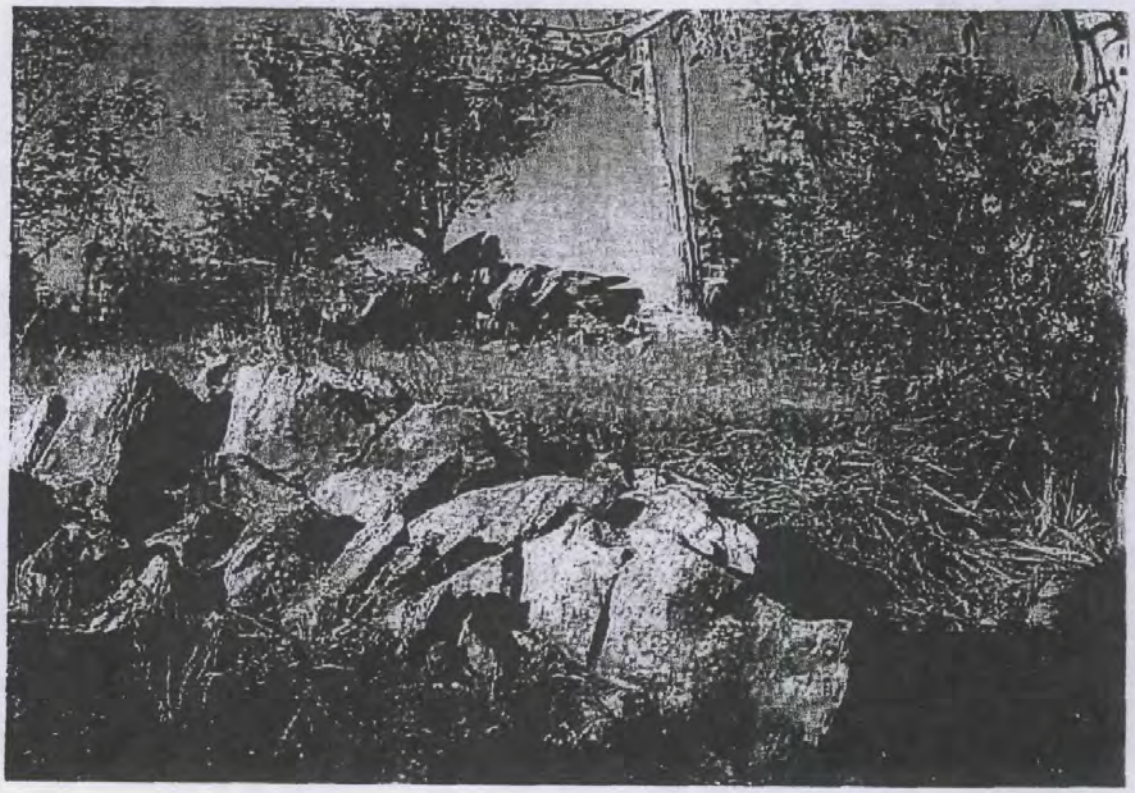
SAN MARCOS OFFICE
338 VIA VERA CRUZ • SUITE 201
SAN MARCOS, CA 92069-2620
(760) 471-0730

EL CAJON OFFICE
200 EAST MAIN ST. • SIXTH FLOOR
EL CAJON, CA 92020-3912
(619) 441-4030

Cultural Resources Survey Report for

TPM 20792; Log No. 03-09-035 – McDonald Minor Subdivision
APN 282-341-17

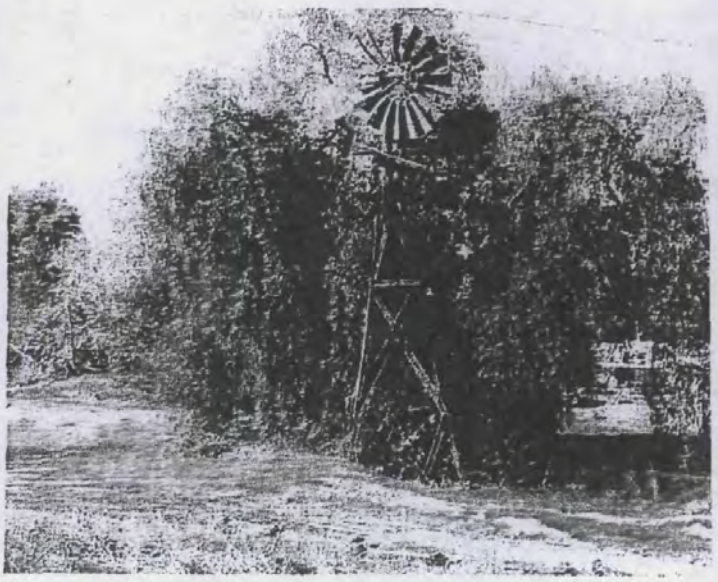
Negative Findings



Gail Wright
January 13, 2004

National Archaeological Data Base Information

Authors:	Gail Wright, Environmental Analyst
Firm:	County of San Diego, Department of Planning and Land Use
Report Date:	January 13, 2004
Report Title:	"Negative Cultural Resources Survey Report for: TPM 20792, Log No. 03-09-035 – McDonald Minor Subdivision"
Type of Study:	Pedestrian Survey
New Sites:	None
Updated Sites:	None
USGS Quad:	Ramona
Acreage:	11.32 gross acres
Key Words:	Negative survey, APN 282-341-17, Ramona, Hanson Lane; USGS Ramona



January 13, 2004

South Coastal Information Center
4283 El Cajon Blvd.
San Diego, CA 92105
Attn: Dr. Seth Mallios

RE: Cultural Resources - Negative Findings for: TPM 20792, Log No. 03-09-035 – McDonald Minor Subdivision

Dear Dr. Mallios:

Please be advised that a survey has been conducted on the above referenced project. It has been determined that there are no cultural resources present on this property. The project has been plotted on the attached USGS 7.5 minute topographical map for your information.

County: San Diego

USGS 7.5' Quad: Ramona Date: 1997 Section: none Township: T13S Range: R01E

Address: 1666 Hanson Lane
City: Ramona State: CA

Thomas Brothers: 1172 F/1

Other Locational Data: although the address is Hanson Lane, Hanson Way accesses the parcel. The project is located in Ramona in the unincorporated portion of San Diego County.

Assessor Parcel Number(s): 282-341-17

UTM: 051160 mE/ 3653758 mN - taken from the west property boundary near the front of the existing residence using a Garmin GPS unit.

Elevation: 1523'

Owner and Address: Jean F. McDonald
1666 Hanson Lane.
Ramona, CA 92065

Survey Type: Intensive Pedestrian
Date of Survey: January 12, 2004
Field Crew: Gail Wright

Description: The field survey was conducted using standard archaeological procedures and techniques. For the most part, continuous parallel transects (15 meters) were walked in a east/west direction. Survey conditions in these areas were good to fair, with some areas

partially obscured by ground cover in the form of non-native grasses. In areas possessing dense vegetation, the survey methodology was adjusted to accommodate surface examination of trails and clearings and to facilitate the inspection of bedrock outcrops. The western portion of the parcel consists of a residential estate and a large man-made pond that is no longer in use due to lowering of the water level in their well. This section of the property has been disturbed by normal residential and landscaping usage and the survey was limited to the dry pond area. Much of the eastern half of the parcel was flat and recently graded with good ground visibility. The exception to the flat graded area is a knoll in the southeastern corner containing numerous rock outcropping and thick non-native vegetation including pepper trees. The knoll, rising abruptly from 1475 to 1550 feet, was subject to the most intense survey. The rock outcrops (see cover photograph) consist of quartz-mica-garnet schist, a type of rock not usually used for prehistoric food processing in this area. In addition, the property owners, the McDonalds, indicated that blasting and rock relocation had taken place over the years before their ownership. It appears that some of the rock has been used for construction on the property. No artifacts or features were identified during this survey. This project proposes to subdivide an 11.32-acre parcel into four residential lots plus a remainder lot.

If you have any questions, please contact me at (858) 694-3003

Sincerely,

Gail Wright

Gail Wright
Environmental Analyst
County of San Diego
Department of Planning and Land Use

Attachment
USGS Topographical Map – Ramona

GW:gw

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

February 25, 2009

Ms. Gail Wright, Staff Archaeologist
COUNTY OF SAN DIEGO
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Sent by FAX to: 858-694-3373
Number of pages: 2

Re: Tribal Consultation Per SB 18 (Government Code §§ 65352.3, 65352.4 and 65562.5) and Sacred Lands File Search for Project: **McDonald Park TM 5560; General Plan Amendment (GPA 08-005; REZ 08-001); Log No. 04-08-011)**; located in the Ramona Community Area; San Diego County, California

Dear Ms. Wright:

Government Code §§ 65352.3, 65352.4 and 65562.5 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested project boundaries, area of potential effect (APE).

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS contact 916/653-7278 or www.ohp.ca.gov) to determine if any cultural places are located within the area(s) affected by the proposed action.

A NAHC Sacred Lands File search was conducted based on the township, range, and section information included in your request and no sites were found within the area of potential effect (APE) you identified. However, local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Attachment: Native American Tribal Consultation List

ative American Tribal Consultatk List
San Diego County
February 24, 2009

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
sue@barona-nsn.gov
(619) 443-6612

Viejas Band of Mission Indians
Bobby L. Barrett, Chairperson
PO Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
daguilar@viejas-nsn.gov
(619) 445-3810

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
PO Box 1120 Diegueno
Boulevard , CA 91905
(619) 478-2113

Jamul Indian Village
Kenneth Meza, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul , CA 91935
jamulrez@sctdv.net
(619) 669-4785

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 Diegueno
Valley Center , CA 92082
(760) 749-3200

Mesa Grande Band of Mission Indians
Mark Romero, Chairperson
P.O Box 270 Diegueno
Santa Ysabel , CA 92070
mesagrandeband@msn.com
(760) 782-3818

Santa Ysabel Band of Diegueno Indians
Johnny Hernandez, Spokesman
PO Box 130 Diegueno
Santa Ysabel , CA 92070
brandietaylor@yahoo.com
(760) 765-0845

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775 Diegueno - Kwaaymii
Pine Valley , CA 91962
(619) 709-4207

Sycuan Band of the Kumeyaay Nation
Danny Tucker, Chairperson
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon , CA 92021
ssilva@sycuan-nsn.gov
619 445-2613

Inaja Band of Mission Indians
Rebecca Osuna, Spokesperson
309 S. Maple Street Diegueno
Escondido , CA 92025
(760) 737-7628

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.